

2001-2002 CAPER



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT



City of Austin, Texas

Neighborhood Housing and Community Development Office
505 Barton Springs Road, Suite 600
Austin, Texas 78704

(512) 974-3100

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CITY OF AUSTIN, TEXAS
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
FY 2001-02

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INTRODUCTION



Purpose of the CAPER
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CITY OF AUSTIN
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FY 2001-2002

Purpose of the Consolidated Annual Performance and Evaluation Report (CAPER)

Every five years, the City of Austin is required by law to prepare a Consolidated Plan in order to receive federal funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan combines in one report important information about Austin/Travis County demographics and economic activity as well as detailed information on the housing and job needs of its residents. For each succeeding year, the City of Austin is required to prepare a one-year Action Plan to notify citizens and HUD of the City's intended actions during that particular fiscal year. This plan includes citizen and stakeholder input and is due to the HUD Field Office in San Antonio, Texas no later than August 15, annually.

At the end of each fiscal year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to HUD and citizens about that year's accomplishments. This information allows HUD, City officials, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped to meet the City's five-year goals and to address priority needs identified in the Consolidated Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually no later than December 31.

The Neighborhood Housing and Community Development Department (NHCD) is designated by the City as the single point of contact with the U.S. Department of Housing and Urban Development (HUD) and lead agency for grant administration of the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for People with AIDS (HOPWA), and Emergency Shelter Grant (ESG). NHCD is also designated by the City as the program administrator for the CDBG and HOME program. The Austin/Travis County Health and Human Services Department (HHSD) is designated by the City as the program administrator for the HOPWA and ESG programs. As the single point of contact with HUD, NHCD is responsible for coordinating the development of the FY 2001-02 CAPER.

How to Read this Document

- **Chapter 1: Summaries for the Department of Housing and Urban Development (HUD)**

The first chapter highlights the necessary requirements from the HUD regarding the four grants administered by the City of Austin. Those grants are CDBG, HOME, HOPWA and ESG. This chapter includes narrative describing the City's actions to: meet five-year goals; affirmatively further fair housing; foster and maintain affordable housing; as well as, leverage resources.

- **Chapter 2: Program Summaries and Accomplishments**

The second component of the CAPER contains performance reports generated by the **Integrated Disbursement and Information System (IDIS)**, a database tracking system that is required and utilized by HUD. The IDIS reports, while not included in the CAPER due to their volume, are available upon request from the City of Austin's Neighborhood Housing and Community Development Department (NHCD). Copies of annual Action Plans, CAPERs and the five-year Consolidated Plan are also available upon request.

- **Chapter 3: Public Participation**

It is necessary for the City of Austin to outline its public participation process and what input was provided by the public about the CAPER. This chapter includes a short section discussing these processes, and citizen comments.

- **Appendices**

These appendices include financial reports, IDIS report, maps of our target areas, and a table of letters of consistency.

Neighborhood Housing and Community Development Department Funding Sources

The FY 2001-02 Action Plan identified goals and objectives to be achieved during the second year of the Consolidated Plan, FY 2000-2005. This report – the FY 2001-02 CAPER – includes the goals established in the FY 2001-02 Action Plan and the City of Austin’s efforts to achieve them. Additional information is included to summarize the City’s achievements toward its 2005 goals. Funding sources for FY 2001-02 were:

<u>Federal</u>	BUDGET	ACTUAL
Community Development Block Grant (CDBG)	\$ 8,508,000	\$ 8,508,000
HOME Investment Partnerships (HOME)	\$ 3,499,000	\$ 3,499,000
Emergency Shelter Grant (ESG)	\$ 285,000	\$ 269,037
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 1,202,000	\$ 1,202,000
Program Income – CDBG	\$ 493,500	\$ 2,298,016
Program Income – HOME	\$ 676,000	\$ 1,896,549
Subtotal	\$14,663,500	\$17,688,565
<u>State</u>		
Multifamily Bond Programs	\$15,000,000	\$26,700,000
<u>Local</u>		
Austin Housing Finance Corporation:		
Housing Assistance Fund	\$ 1,101,186	\$ 538,625
<u>General Fund:</u>		
Housing Trust Fund	\$ 1,000,000	\$ 1,616,838
Acquisition and Development (Council Directive)	\$ 3,000,000	\$ 100,000
Operating Funds	\$ 2,614,659	\$ 752,288
Subtotal	\$ 7,715,845	\$ 2,469,126
TOTAL, ALL RESOURCES	\$37,379,345	\$47,396,316

Integrated Disbursement and Information System (IDIS)

IDIS is the system used by the City to draw down funds and report expenditures for CDBG, HOME, HOPWA, and ESG programs. The system allows the City to request its grant funding from HUD and report on what has been accomplished with these funds. Production and financial activity for FY 2001-02 are reflected in IDIS. HUD requires funding commitments and expenditures by program in the electronic database. This information is also included in a table in Appendix I as a convenient reference. The City of Austin’s efforts to correct entries in its IDIS database from 1997 to present are substantially complete. This has been a key priority of the City. A progress report on those efforts may be found in Appendix II.



CHAPTER 1

GENERAL SUMMARY FOR THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



Five-Year Goals and Objectives, 2000-2005

NHCD Goals and Strategies

Assessment of Five-Year Goals

Affirmatively Furthering Fair Housing

Disability Status Report FY 2001-2002

Affordable Housing Report

Other Actions

Leveraging Resources

Self Evaluation

CITY OF AUSTIN CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

FIVE-YEAR GOALS AND OBJECTIVES FY 2000-2005

Federal Requirements: All grantees must demonstrate how activities undertaken during the program year address pertinent Strategic Plan objectives and areas of high priority identified in their five-year Consolidated Plan. Narrative information should be provided that describes how activities address these objectives so that overall performance in meeting Consolidated Plan goals can be assessed. For example, CDBG and ESG program activities that serve the homeless or persons with special needs should be referenced to specific objectives and/or goals in the Strategic Plan. This information should be summary information so that HUD and citizens can easily assess annual progress toward meeting longer term goals.

The City of Austin's vision is to be the most livable community in the country. The mission of the City's Neighborhood Housing and Community Development (NHCD) Department, the grant administrator of the City's Housing and Urban Development funding, is to provide housing, community, and small business development services to benefit eligible residents, so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency. The City considers the HUD planning process a viable and successful mean to foster greater coordination of federal, state, and local resources to address the identified needs of low- and moderate- income residents of Austin.

In FY 2000, the City of Austin prepared its second five-year Consolidated Plan FY 2000-2005, as required by HUD. The Consolidated Plan combines in one report, important information about Austin/Travis County demographics and economic activity as well as detailed information on the housing and job needs of its residents. It sets goals to meet the most pressing housing and community development needs identified by community reports and input from residents and stakeholders. It also provides a foundation of information for the City and other stakeholders to use to invest its resources strategically and measure performance against stated goals and planned objectives.

These goals and priorities are used to design programs and write the Action Plan for the next fiscal year which projects the amounts of units to be completed and persons to be served in the next fiscal year. This document, the Consolidated Annual Performance Report (CAPER) is the second year-end report for the FY 2000-2005 Consolidated Plan, and reports progress towards the five-year goals and strategies listed on the next page.

NHCD GOALS & STRATEGIES, 2000-2005

Housing

Goal: Create and/or Retain 5,000 Units of Affordable Housing Annually by 2005

Strategies:

- Link housing services through a continuum from homelessness to homeownership
- Increase the supply of affordable, adaptable, accessible units, particularly rental units
- Retain affordable housing stock through rehabilitation and construction programs
- Increase nonfederal resources in order to create and retain more affordable housing units
- Facilitate regulatory reform to reduce institutional barriers to housing development
- Expand the capacity of nonprofit housing developers

Economic Development

Goal: Create and/or Retain 250 Jobs by 2005 Primarily for Low & Moderate-Income Residents

Goal: Revitalize 11th & 12th Streets

Strategies:

- Increase capital available to small businesses & micro-enterprises for startup & expansion
- Amend the Consolidated Plan to reflect the Long-term Strategic Plan for Regional Minority Economic Development.
- Strengthen workforce development efforts
- Continue active involvement in the Austin/Travis County Welfare-to-Work Coalition and monitor progress of the GreaterAustin@Work Initiative to inform NHCD workforce development efforts.

Public Services

Goal: Increase Opportunities for Self-Sufficiency

Strategies:

- Expand resources to increase the supply of affordable, high-quality child care
- Collaborate with other departments to expand availability of youth services
- Support efforts to improve the delivery of services to neighborhoods
- Continue efforts to strengthen fair housing enforcement

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

ASSESSMENT OF FIVE-YEAR GOALS

HOUSING

Goal: Create and/or Retain 5,000 Units of Affordable Housing Annually by 2005

The City contracts with the Austin Housing Finance Corporation (AHFC) for housing production to meet this goal. Housing programs are funded with federal sources such as Community Development Block Grants and HOME Investment Opportunities Programs as well as non-federal funds such as the Housing Trust Fund and S.M.A.R.T. Housing Capital Improvement Fund. City-funded housing activities are designed to maintain the current affordable housing stock, create new affordable housing units and increase homebuyer opportunities.

In FY 2000-01, the AHFC produced 2206 housing units. During FY 2001-02, the AHFC produced 2924 housing units using all sources of funds including federal and non-federal funds. As it is currently worded, the goal is to be able to produce 5000 housing units annually by 2005. Despite the slowing Austin economy, the City continues to work towards this goal. The City is reevaluating the measures of this goal for the future Action Plan 2003-04. It is possible that a more accurate measurement of this goal is to reflect households served rather than units produced.

Under contract with the City of Austin, AHFC operates consumer lending programs that provide down payment assistance and homeowner rehabilitation programs; and operates programs to develop affordable housing for rental and homeownership. AHFC also oversees sub-recipient contracts to provide emergency home repairs, architectural barrier removal services, tenant based rental assistance, and landlord-tenant mediation services. In addition, AHFC is also responsible for implementing housing developments in accordance with the City-adopted housing policy, S.M.A.R.T. Housing. The S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing initiative was adopted in April 2000 to stimulate the development of reasonably priced, mixed income, accessible housing. It provides advocacy through the review process and developer incentives such as city fee waivers. This initiative is the most successful housing production program in the City.

An estimated 2,500 single-family or multi-family units were expected to be certified for zoning, subdivision, site plan, or building permit review in 2001-02. However, the City greatly exceeded its goal, with 6,434 new housing units certified as meeting S.M.A.R.T. Housing criteria. Of these S.M.A.R.T.-certified units, 4,044 (sixty-three percent (63%)) are reasonably priced. There were 1,382 units created in the S.M.A.R.T. Housing program. Under S.M.A.R.T. program guidelines, units are considered reasonably priced when they are affordable (spending no more than thirty percent (30%) on housing) to families whose incomes are eighty percent (80%) or below the area median.

CDBG Activities: Architectural Barrier Removal, Emergency Home Repair, Homeowner Rehabilitation Loan Program, Acquisition and Development (owner), Rental Housing Development Assistance.

These CDBG funded activities provided a portion of the total 1,094 units created or retained in FY 2001-02. A total of 1,081 existing housing units were repaired or rehabilitated. In addition, 100 rental units were acquired and developed in the Rental Housing Development Assistance Program. Thirteen of the sixteen (16) owner-occupied units that were acquired and developed were funded through CDBG.

HOME Activities: Down Payment Assistance, Community Housing Development Organizations, Anderson Hill redevelopment, Rental Housing Development Assistance, Tenant Based-Rental Assistance.

Down Payment Assistance and Tenant Based Rental Assistance, solely funded through HOME sources, served 301 people. The first-time homebuyer and rental housing Community Housing Development

Organization Programs funded with HOME dollars provided thirty-six (36) units towards the annual goal. HOME funded sixty-two (62) units in the Rental Housing and Development Assistance Program

Non-Federally Funded Activities: The City manages the Multifamily Housing Bond and Mortgage Credit Certificates programs. During fiscal year 2001-02, AHFC issued \$26.7 Million in Bonds to finance 528 units in the Riverside Meadows Apartments and Pleasant Valley Villas. Additionally AHFC issued \$8.6 million in refinancing bonds at the Riverchase Apartments for 284 units. The total new units under construction this fiscal year is 984. The ninety-two multi-family units (92) occupied during the year included sixty-two (62) units at Southwest Trails and thirty (30) units completed and occupied by seniors over 55 at the Primrose of Shadow Creek. Completion and availability for leasing in the fiscal year 2002-03 is expected on the remaining 146 units at the Primrose of Shadow Creek, 280 units at Blunn Creek, and 248 units at Riverside Meadows. Another 280 units for which bonds were issued in this fiscal year that will be completed in FY 2002-03.

The Mortgage Credit Certificate (MCC) Program was restricted to newly constructed S.M.A.R.T. Housing for at least three-fourths (3/4) of the year and only three (3) families purchased a new single-family home assisted with a Mortgage Credit Certificate by September 30, 2002. As of September 30, 2002, the program had issued 28 commitments representing \$1,618,824 in Mortgages. This program is market driven and has until December 31, 2003 to issue the remaining \$20,173,260 in MCC's to use up the entire available allocation. Now that the program is available for existing as well as newly constructed single-family homes with a purchase price not to exceed \$150,000, it is anticipated that all of the allocation will be provided to first-time homebuyers before the December 31, 2003 deadline.

ECONOMIC DEVELOPMENT

Goal: Create and/or retain 250 jobs by 2005, primarily for low and moderate-income residents

CDBG Activities: Business Assistance Center, Micro-enterprise Technical Assistance, Small Minority Business Assistance, Neighborhood Commercial Management Program.

In FY 2000-01, there were sixty-three (63) jobs created, reaching twenty-five percent (25%) of our goal. The FY 2001-02 Action Plan addressed creating jobs for residents with low to moderate incomes by providing loans and technical assistance to micro-enterprise, small and minority-owned businesses. Economic development programs are expecting to meet their five-year goal of creating/retaining 250 jobs for low and moderate-income residents. Total jobs created during FY 2001-02 were 115. The programs accomplishing this include: the Business Assistance Center, the Microenterprise Technical Assistance Project, Small Minority Business Assistance Project, and the Neighborhood Commercial Management Program.

The Business Assistance Center (BAC) leases office space at no cost to six non-profit organizations that focus on helping small businesses succeed, in exchange for the creation of a minimum of two jobs each per year. The Center's job creation goal was twelve (12), and sixteen (16) jobs were created, ten of which went to low- and moderate- income individuals.

The Austin Community Development Corporation (ACDC) administers a loan program to provide flexible capital and technical assistance to small and minority businesses that are expanding or relocating to targeted areas. The goal for FY 2001-02 was the creation of fifty (50) jobs, of which twenty-six (26) reserved for low- and moderate- income individuals. In FY 2001-02, ACDC exceeded their goal and created sixty-five (65) jobs of which 47 went to low and moderate income individuals.

The Microenterprise Technical Assistance Project currently contracts with Businesses Invest in Growth (BiG) for \$160,000 in operating funds to train individuals in qualified micro-enterprises located within the City limits of Austin. BiG provided 165 classes to 181 different businesses. They also created six (6) jobs, of which two (2) jobs were low- and moderate- income individuals, thereby exceeding their goal of creating two jobs.

The Small Minority Business Assistance Project (SMBA) provides technical assistance to small and minority businesses to develop long term management skills through intensive management training workshops, one-on-one consultations, technical assistance, provision of information services, and access to experts in a variety of fields. Program services are contracted out to qualified service providers. Twenty-two (22) jobs were created, of which twenty (20) went to low- and moderate- income individuals.

The Neighborhood Commercial Management Program (NCMP) is a revolving loan pool that helps small businesses that have been in existence for two or more years expand their operations by providing gap financing for fixed assets in exchange for job creation or retention. As a designated revolving loan fund, proceeds from the repayment of loans can only be used to provide additional loans to businesses meeting program requirements. Six (6) jobs were created in FY 2001-2002, all being held by low- and moderate-income individuals. Two loans totaling \$590,000 were approved for funding in FY 2001-02 which will create a minimum of twenty-seven (27) jobs over the next three (3) years. Additionally, a Section 108 loan in the amount of \$2,000,000 will be added to the NCMP revolving loan program in FY 2002-03.

In 2000, the City Council directed NHCD to commission a broad ten-year regional plan for minority economic development and detail a two-year plan for immediate action. The City of Austin contracted with ICF Kaiser to prepare the plan. In November 2001, NHCD received the report, *Fostering the Austin Equitable Region*. This report will be used, along with the results of the Minority Economic Development Strategy and the report of the Austin Equity Commission, to draft a work plan that will be ready for implementation by Fall 2003. The implementation of the plan will require extensive collaboration between Austin's business, education, and government sectors.

Together, these short and long term plans will help develop and strengthen Austin's minority business community; stimulate the growth of better-paying jobs for minority and low-income residents, and improve the links between these communities and Austin's growing economic engine.

Goal: Revitalize East 11th & 12th Streets

CDBG and Section 108 Loan activities: East 11th and 12th Street Revitalization.

The revitalization of East 11th and 12th Streets commercial corridors continues to be a priority of the City. The East 11th and 12th Streets Redevelopment Program encourages private investment and stimulates economic growth within these two commercial corridors. The City has contracted with the Austin Revitalization Authority (ARA), a community-based, private non-profit corporation, to manage the revitalization activities. The historic renovation of the property located at 1101 East 11th Street, locally known as the Haehnal Building, was completed in October 2001. Architectural design work for the historic renovation of 1154 Lydia Street was also completed during the past fiscal year, with renovation projected to start in March 2003. The street beautification and utility improvement projects are underway on East 11th Street. In addition, the architectural design work for the construction of 57,000 square feet of office/retail (Eleven East) space in the 1000 block of East 11th Street was completed with construction projected to start in January 2003. During FY 2001-02, seventeen (17) parcels of land in the redevelopment area were acquired to support both the street beautification and the Eleven East projects. As a result of the acquisition activities, nine (9) families were relocated.

PUBLIC SERVICES

Goal: Increase Opportunities for Self-Sufficiency

CDBG Activities:

The strategies to accomplish this goal are to:

- Expand resources to increase the supply of affordable, high-quality child care
- Collaborate with other departments to expand the availability of youth services
- Support efforts to improve the delivery of services to neighborhoods
- Continue efforts to strengthen fair housing enforcement

In order to measure this goal, the City uses as a baseline, the number of people who benefited from public services programs offered in FY 1999-2000, or 22,422, as reported in the FY 2000 CAPER. In FY 2001-02 more than 27,188 residents benefited, primarily from the Housing and Information Referral Service and the Neighborhood Services program, exceeding the 1999 benchmark by 4,766.

Public Services programs supported by Community Development Block Grant funds have been dedicated to affordable child-care, youth and service delivery to neighborhoods. About 300 low and moderate-income families were provided subsidized child-care services through programs offered by the City. This continues to be a critical need of the Austin community. The Austin/Travis County Mental Health Mental Retardation (MHMR) Center is under contract with Austin/Travis County Health and Human Services to provide Managed Service Organization, (MSO) for the youth vouchers service delivery system. Over 12,000 people were served by the Neighborhood Support Program, exceeding the 2,000 goal. The substantial increase in the number of people served is attributed to the development, production and distribution of neighborhood newsletters and flyers.

Table 1-1 Summary of Accomplishments of 5-Year Goals, 2000-2005

2005 GOAL	PROGRAM	FY 2000-01		FY 2001-02		FY 2002-03		FY 2003-04		FY 2004-05		Total #
		Actual	% of Goal	Actual	% of Goal	Actual	% of Goal	Actual	% of Goal	Actual	% of Goal	
Create and/or retain 5,000 units annually by 2005	Affordable Housing:	2,206	44%	2,924	58%	N/A	N/A	N/A	N/A	N/A	N/A	5130
Create and/or preserve 250 jobs by 2005	Community/Economic Development: Job Creation	71	28%	115	46%	N/A	N/A	N/A	N/A	N/A	N/A	178
Revitalize East 11th and 12th street corridor	Community/Economic Development: Revitalization	*	N/A	*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Increase opportunities for self-sufficiency (measured as increase/decrease from FY 1999-00)	Public Services	+9,349	142%	+4766	118%	N/A	N/A	N/A	N/A	N/A	N/A	

* Projects are underway.

N/A = Not applicable.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

AFFIRMATIVELY FURTHERING FAIR HOUSING

Summary of Accomplishments, FY 2001-02

Federal Requirements: Indicate actions taken to affirmatively further fair housing, including:

- (1) actions taken regarding completion of an analysis of impediments to fair housing choice
 - (2) a summary of impediments identified in the analysis
 - (3) actions taken to overcome the effect of impediments identified in the analysis.
- (24 CFR 91.520(a))

Every five years, cities are required by federal law to assess barriers to fair housing choice. In June 2000, the City of Austin released its *Analysis of Impediments to Fair Housing Choice in the City of Austin*. This report identified the following concerns with regard to fair housing in Austin, which were addressed in Austin's Consolidated Plan, FY 2000-05:

- Mortgage lending discrimination based on race or ethnicity
- Homeowners' insurance discrimination based on race or ethnicity
- Rental housing discrimination based on disability
- Affordable housing crisis in Austin for low-income people, especially those with disabilities

The 2000 *Analysis of Impediments* set forth six recommendations to address these concerns. This section outlines these recommendations and highlights key steps taken by the City of Austin and its sub-recipients toward meeting these goals.

Recommendation: Increase the Profile of Fair Housing

Accomplishments/Status of Activity:

The City ensures that all housing contracts are in compliance with federal fair housing guidelines.

Austin Tenants' Council: NHCD contracts with the Austin Tenants' Council (ATC) to provide tenant counseling and landlord/tenant dispute mediations. ATC provided counseling services to 677 households and conducted 100 tenant-landlord mediations between October 2001 and September 2002. The agency also provides valuable information to the public about fair housing regulations.

ADAPT: City staff has been working with ADAPT to incorporate federal accessibility in the Visitability Ordinance as part of the Building Code.

Recommendation: Increase Coordination and Cooperation Among City Departments/Agencies

Accomplishments/Status of Activity:

S.M.A.R.T. Housing Initiative: A creative initiative adopted by Austin City Council in April, 2000 encourages development of reasonably priced, mixed income housing and requires units to meet accessibility standards. This program has encouraged City departments to work together to increase the supply of affordable, accessible housing by expediting reviews and inspections and evaluating proposed code and rules changes for their impact on housing affordability.

Recommendation: Increase the Supply of Affordable Housing

Accomplishments/Status of Activity:

Austin Housing Finance Corporation (AHFC): The City of Austin, under contract with AHFC, administers several programs that create new affordable housing. Key production programs in FY 2001-02 were the Rental Housing Development Assistance, Community Housing Development Organizations, and the City's multifamily housing bond finance programs. For detailed information, please see the following section, "Affordable Housing."

S.M.A.R.T. Housing Initiative: A creative initiative adopted by Austin City Council in April 2000 encourages development of reasonably priced, mixed income housing and requires units to meet

accessibility standards. This program exceeded expectations in FY 2001-02, certifying the creation of 6,434 new reasonably-priced units affordable (at 30 percent or less of gross household income) to families whose incomes are 80 percent or below the area median.

Recommendation: Revisit the Fair Housing Ordinance

Accomplishments/Status of Activity:

In order to further enhance the impact of the Fair Housing Ordinance, City of Austin staff will work with City Council to provide background and recommendations on any necessary modifications to the Fair Housing Ordinance. The staff will also be provided training on predatory lending practices. City staff has been working with ADAPT to incorporate federal accessibility in the Visitability Ordinance as part of the Building Code.

Recommendation: Revisit Occupancy Standards in the City of Austin

Accomplishments/Status of Activity:

Uniform Housing Code: The City of Austin adopted the Uniform Housing Code – the least restrictive occupancy codes -- in 1988. It is currently considering adoption of the International Building Codes that would establish common residential construction and occupancy standards throughout the country. These would provide clear minimum square footage standards for bedrooms and living areas in all residential construction.

Recommendation: Increase the Supply of Accessible Units in the City of Austin

Accomplishments/Status of Activity:

See the next section for a summary of the City of Austin's strategies for increasing affordable housing for the disabled community.

Apartment Surveys: Under contract with the City of Austin, Disability Assistance of Central Texas conducted site inspections of 120 apartment complexes this year and identified 348 accessible units. The listing of complexes with accessible units is distributed monthly to approximately 28 organizations that serve people with disabilities.

S.M.A.R.T. Housing Initiative: A creative initiative adopted by Austin City Council in April 2000 stipulates that all single-family units meet standards reflected in the City's Visitability Ordinance and that all multifamily units comply with the Voluntary Compliance Agreement (VCA). Single-family and Multi-family development representing 6,434 new housing units (63 percent of which are reasonably-priced) that meet S.M.A.R.T. Housing criteria have been certified to proceed.

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DISABILITY STATUS REPORT FY 2001-2002

During FY 2001-02, Neighborhood Housing and Community Development Department (NHCD) has continued its commitment to serving the needs of the disabled community and to increasing affordable and accessible housing options for people with disabilities.

NHCD PROGRAMS

Through its *Rental Housing Development Assistance*, *Community Housing Development Organization, Acquisition and Development* and *Down Payment Assistance* programs, NHCD participated with housing agencies and developers to provide 42 accessible housing units, 121 adaptable units and 21 visitable units in Austin during the past year.

NHCD also funded the following programs to promote equal access to housing for people with disabilities:

- *Fair Housing and Tenant Counseling* – NHCD contracts with the Austin Tenants' Council (ATC) to provide tenant counseling and landlord/tenant dispute mediations. ATC provided counseling services to 677 households and conducted 100 tenant-landlord mediations between October 2001 and September 2002. The agency also provides valuable information to the public about fair housing regulations.
- *Housing Accessibility Compliance Monitor* – NHCD contracts with The Buck Group to monitor federally funded projects to ensure that they comply with accessibility regulations, and to monitor certain privately funded multifamily projects for compliance with the Fair Housing Act. This year three sites completed their modifications and passed final inspection, which resulted in the addition of one more accessible rental-housing unit and 113 more adaptable rental-housing units in Austin.

NHCD provided funding for direct services to individuals with disabilities through the following contracts with Disability Assistance of Central Texas, Inc. (DACT), formerly Cerebral Palsy Association of the Capitol Area:

- *Accessible Housing Information Referral* – This service assists people with disabilities who need rental housing to locate available accessible or adaptable units. The organization conducted site inspections of 120 apartment complexes during FY 2002 and identified 348 accessible units. The listing of complexes with accessible units is distributed monthly to approximately 28 organizations that serve people with disabilities. DACT also participated in ten presentation events this year where they distributed approximately 400 flyers, brochures and handouts promoting the Accessible Housing Referral Listing. Some of the ten events were Texas Department of Insurance Health Fair, Austin-Travis County Mental Health and Mental Retardation Services Fair, Senior Mayfest, Annual Staying Healthy and Safe Fair at Wooten Elementary, and American Association of Retired Persons (AARP) Day 2001.
- *Architectural Barrier Removal Program* – This program provides accessibility modifications to the homes of low-moderate income people with disabilities to make their homes more accessible and useable. This year the program modified 454 homes, including 356 homeowner-occupied homes and 98 renter-occupied homes.

Austin's Visitability ordinance requires new single-family dwellings, duplexes, and triplexes constructed with city assistance to utilize design features that provide accessibility and usability for visitors with disabilities. This year, 274 visitable homes were completed and made available for Austin homebuyers. (These are in addition to the 21 visitable units identified earlier in this report.) Of the 274 new visitable homes, 170 homes, or 62% are being conveyed to low-moderate income families, or those whose total household income does not exceed 80% of the Median Family Income (MFI) for Travis County. Of these 170 homes, 147 are being

conveyed to homebuyers whose household income is between 51% and 80% MFI, and the remaining 23 homes are being conveyed to homebuyers whose household income does not exceed 50% MFI.

NHCD continues to monitor compliance with the Visitability Ordinance by providing technical assistance and on-site inspections.

OUTREACH

Information about NHCD's programs and services is available in alternative formats in our main lobby and by request. Our main lobby also has a TDD for use by members of the public. Two NHCD staff members use virtual TDD modems.

NHCD works with the disabled community during its annual planning process. Members of the disability community participate with other stakeholders in stakeholder meetings, public hearings, and community needs surveys, throughout the planning process. Copies of all published documents are available by mail and in alternative formats, upon request.

NHCD participated with ADAPT to host a Housing Rights Conference on August 23, 2002.

Through its partnerships with various organizations and development of initiatives to eliminate some of the barriers to affordable accessible housing options, NHCD continues to demonstrate its commitment to serving the needs of the disability community and to increasing affordable, accessible housing options for people with disabilities.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

AFFORDABLE HOUSING REPORT Summary of Accomplishments, FY 2001-02

Federal Requirements: Evaluation of progress in meeting the specific objective of providing affordable housing, including the number of extremely low-income, low income, and moderate-income renter and owner households assisted in fiscal year 2001-2002 and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and homeownership. This summary of progress includes a comparison of actual accomplishments with proposed goals for the 2001-2002 reporting period, efforts to address “worst-case needs”, and the accessibility needs of persons with disabilities.

The City of Austin uses a continuum to link housing programs through the community and to assist residents in moving into the private housing market. The continuum extends across eight categories – from homeless services, emergency shelters, transitional housing, public and assisted housing, rental, first-time homebuyer to owner-occupied housing. Homeless and Emergency Shelter services are provided through the City’s Health and Human Services Department using Emergency Shelter Grant (ESG). They administer programs that serve hundreds of people with dire housing needs. Programs provide operational support to homeless service providers and offer support services to Austin residents who are living with HIV/AIDS and their families.

Homeless/ Emergency Shelter/ Transitional Housing

During FY 2001-02, Legal Aid used ESG funds to provide **Homeless Prevention Services** to 103 unduplicated persons. A total of \$20,000 of ESG funds was used to support this activity and was leveraged with other public and private funds. The Action Plan goal was exceeded by 33 persons because Legal Aid served more persons in total and served many persons for shorter periods of time than projected.

A total of \$163,012 was spent to serve 579 persons with **Emergency Shelter and Transitional Housing**. The City contracted with four agencies to provide emergency shelter to 300 persons: Casa Marianella for persons who are Spanish-speaking; LifeWorks for youth; Push-Up Foundations for single adults and families who are exiting drug treatment; SafePlace for single adults and for families who have experienced domestic violence. During FY 2001-02, 548 persons were provided temporary, emergency shelter with supportive services. A total of \$128,012 in ESG funds was expended during the fiscal year for this activity. The Action Plan goal was exceeded because many persons resided in emergency shelters for shorter periods of time than anticipated, opening spaces for more persons to be served.

The City contracted with one agency, Community Partnership for the homeless, to provide transitional housing to fifteen (15) veterans. During FY 2001-02, thirty-one (31) persons were provided transitional housing with supportive services. A total of \$35,000 in ESG funds was expended during the fiscal year for this activity. The Action Plan goal was exceeded because persons resided in the transitional housing for shorter periods of time than anticipated, opening spaces for more persons to be served.

Essential Services assist persons to transition out of homeless situations. A total of 1,008 homeless individuals received essential services during the fiscal year. Total funds expended were \$71,775. The Action Plan goal was only slightly exceeded--by 1%.

The City awarded funds to four groups to provide essential services to 1,000 persons:

- Austin/Travis County Health and Human Services Department, Public Health Unit, “Austin Health Connection” mobile health van—provides public health screenings (TB, HIV, diabetes, blood pressure) and wellness education at two shelters and at various other sites to people in homeless situations
- City of Austin, Primary Care Department, Homeless Health Clinic—provides acute care medical services and TB testing
- LifeWorks—provides case management to youth
- Legal Aid for the Homeless—provides legal advocacy

Assisted Housing

The City contracts to provide rent, mortgage and utility assistance and residential support services to people with AIDS/HIV through the Housing Opportunities for People with AIDS (HOPWA) grant. The projected number of clients to be served by the **Rent, Mortgage, Utility Assistance Program** was set at 614. At year-end, the program had served a total of 549 clients, thereby not meeting the expected projections by twelve percent (12%). The shortfall was mainly due to Emergency Assistance clients who required lengthier periods of assistance as compared to previous years. Therefore, making funds available for Emergency Assistance even more limited.

The **Residential Supportive Services Program's** goal anticipated serving eighteen (18) unduplicated clients; however, fifty (50) HIV+ clients and 33 family members were actually served utilizing eighteen (18) housing units. The average length of stay for residents was shorter than projected due to increased availability of Section 8 housing, thus, many more clients were provided supportive housing. Project Transitions meets the objective of providing affordable housing by following the HUD guidelines of charging thirty percent (30%) of current income to all residents. If the resident has no income, there is no charge.

The City contracts with the Austin Housing Finance Corporation (AHFC) for most of its housing production. These include Owner-Occupied Housing, First-Time Homebuyer programs, Rental Housing, and Transitional/Assisted Housing.

The **Tenant-Based Rental Assistance Program (TBRA)** provides rental-housing subsidies and security deposits to eligible homeless families earning up to fifty percent (50%) MFI. The Housing Authority of the City of Austin (HACA) provides security deposit assistance and up to eighteen (18) months of rental assistance to homeless families who are working toward self-sufficiency under the guidance of the Passages program. Families are referred to the TBRA program through the Passages collaboration, a program that provides case management to homeless families. This collaboration is coordinated by HACA and the Salvation Army. HACA had an annual objective to provide rental assistance to sixty (60) new families during the fiscal year. The program met and exceeded that goal, serving a total of ninety-six (96) new families. All of those families have incomes at fifty percent (50%) of the area median income or less. In total, 596 monthly rental payments were issued.

Rental Housing

The **Architectural Barrier Removal Program (renters)** modifies or retrofits the living quarters of low-income elderly and mobility-impaired renters to make their housing more accessible. Clients are aided by a program administrator who develops a scope of work approved by the property owner and manages the contracting and inspection of all work. Disability Assistance of Central Texas (DACT) modified ninety-eight (98) rental units in the Architectural Barrier Removal, falling short of the goal of 132. Ninety-two percent (92%) of the households served had incomes at thirty percent (30%) MFI and below. Persons over age 62 headed fifty-nine percent (59%) of the households served.

The **Rental Housing and Development Assistance Program (RHDA)** is designed to create and retain more affordable rental units through gap financing to developers and investors for the development and rehabilitation of affordable rental projects that would otherwise be economically infeasible. The program provides deferred payment loans and/or below-market interest rate loans for acquisition, rehabilitation, or new construction. In FY 2001-02, the RHDA Program provided gap financing totaling \$1,347,650 (\$1,171,900 CDBG / \$175,750 HOME) in federal assistance for the development of ninety-four (94) units at Garden Terrace Apartments, comprised of an eighty-five- (85) unit (\$1,100,000 CDBG / \$175,750 HOME) single room occupancy (SRO) facility for very low income individuals, and nine (9) units (\$71,900 HOME) of transitional housing for single homeless military veterans. Of the total units assisted, nine (9) units were completed and eighty-five (85) units are pending completion in FY 2002-03. All ninety-four (94) units are reserved for families with yearly incomes at or below fifty percent (50%) of the MFI.

In addition to the nine (9) units completed, 153 rental units for which federal assistance was provided in prior years were also completed in FY 2001-02. The 153 units include sixty-two (62) units at Southwest Trails, a

160-unit project (\$500,000 HOME / \$500,000 HTF) which was pending completion at the close of FY 2000-01, and ninety-one (91) units which represent the initial units completed in a 250-unit project (\$500,000 HOME) that is pending completion in FY 2002-03. All 153 units are reserved for families with yearly incomes at or below sixty percent (60%) of the MFI.

Additionally, forty-four (44) units were also completed which received non-federal City Housing Trust Fund assistance in prior years through the RHDA Program. The forty-four (44) units include fourteen (14) units (\$500,000 HTF) of transitional housing at SafePlace, for homeless families, and thirty (30) units at Primrose of Shadow Creek which represent the initial units completed in a 176-unit project (\$500,000 HTF) for low income elderly families pending completion in FY 2002-03. All 44 units are reserved for families with yearly incomes at or below 50 percent of the MFI.

In summary for FY 2001-02, the RHDA Program provided gap financing totaling \$1,347,650 in federal assistance for the development of ninety-four (94) units of rental housing and facilitated the completion of 162 federally-assisted units and forty-four (44) non-federal units for a total completion of 206 units. Of the 206 units completed, 153 units are reserved for families with yearly incomes of or below sixty percent (60%) of the MFI, and fifty-three (53) units are for families with yearly incomes at or below fifty percent (50%) of the MFI. Of the fifty-three (53) units, twenty-three (23) units are transitional housing units which serve homeless families.

In addition to the completion of 206 rental units, 401 rental housing units were in production at year's end anticipated to be completed during FY 2002-03.

In the **Acquisition and Development Program (rental)**, AHFC works with lenders to leverage city and federal funds to reduce the cost of capital for acquisition of lots and to minimize the risk of rental development. In FY 2000-01, AHFC acquired, with non-federal funds, 208 acres at Colony Park. This acquisition will eventually generate an excess of five hundred lots for affordable housing. AHFC is currently developing an RFP for the development of this project.

As a condition of its acceptance of HOME funds, the City of Austin is required to set aside at least 15 percent of its HOME allocation to **Community Housing Development Organization (CHDO) Program (rental)**. Certified CHDOs use the funds for principal buy-down assistance, rehabilitation, new construction or property acquisition for single-family and rental housing. For the fiscal year, a total of seventeen (17) rental units financed under the CHDO program were completed and occupied. All of those units were occupied by residents earning fifty percent (50%) or less of the median family income. Over half were female-headed households. The program fell short of its goal of twenty (25) completed rental units, due to delays in a nine- (9) unit new construction project that had been expected to be completed and occupied in FY 2001-02. The project faced considerable difficulties in the subdivision, variance and wastewater review processes that caused the completion date to move to FY 2002-03.

The **Anderson Hill Redevelopment Program (rental)** is designed to construct or rehabilitate up to sixteen (16) rental units in the Anderson Hill neighborhood. The Austin Housing Finance Corporation will manage the construction, marketing and sale of the properties and will manage the units until ownership is transferred to the Anderson Hill Neighborhood Council. The implementation of rental units are scheduled for construction in FY 2002-03 to allow sales proceeds from the homeownership units to revolve into this project.

First-Time Homebuyer Housing

The **Down Payment Assistance (DPA)** program provides deferred or below market-rate loans to low and moderate-income first-time homebuyers to assist with the down payment and closing costs of their first home purchase. Loans are based on need and allow assistance not to exceed \$10,000 on existing homes and \$15,000 on new construction homes. The loan is in the form of a non-amortized, non-assumable, non interest-bearing loan secured by a lien on the property. The loan is repaid at the time the owner sells the home, refinances, pulls equity, transfers title, or moves out of the property. The repaid funds are used to

help future homebuyers. For FY 2001-02, 205 down-payment assistance loans were closed. The program exceeded the projected Action Plan goals of 156 units.

In the **Acquisition and Development Program (owner)**, AHFC works with lenders to leverage city and federal funds to reduce the cost of capital for acquisition of lots and to minimize the risk of housing development. During FY 2001-02, the Acquisition and Development Program sold sixteen (16) homes to families with incomes below eighty percent (80%) of median family income.

As a condition of its acceptance of HOME funds, the City of Austin is required to set aside at least 15 percent of its HOME allocation to **Community Housing Development Organization (CHDO) Program (owner)**. Certified CHDOs use the funds for principal buy-down assistance, rehabilitation, new construction or property acquisition for single-family and rental housing. For the fiscal year, a total of nineteen (19) single-family homes were built by three CHDOs and sold to eligible first-time homebuyer families. The program fell short of its goal of twenty-five (25) completed houses, as two CHDOs spent significant time during the year managing issues on their non-federally-funded projects. These efforts diverted limited staff resources away from their federally-funded projects. The CHDO program also certified four (4) organizations as first-time City of Austin CHDOs, and renewed CHDO certification for an additional fifteen (15) organizations.

The **Anderson Hill Redevelopment Program (owner)** is designed to construct or rehabilitate up to twenty-four (24) homeownership units in the Anderson Hill neighborhood. The Austin Housing Finance Corporation will manage the construction, marketing and sale of the properties and will manage the units until ownership is transferred to the Anderson Hill Neighborhood Council. Three (3) new houses were constructed in the Anderson Hill Redevelopment area and sold to families earning no more than eighty percent (80%) of MFI. Five (5) more lots were sold to the Austin Housing Finance Corporation in which four (4) new houses will be constructed with a completion date of late April 2003 for the first three (3) houses. Floor plans, site plans and designs for the ten- (10) unit townhouse development is near completion. Re-subdivision of current parcels into urban lots is underway.

Owner Occupied Housing

The **Architectural Barrier Removal Program (owner)** modifies or retrofits the living quarters of low-income elderly and mobility-impaired homeowners to make their housing more accessible. Clients are aided by a program administrator who develops a scope of work approved by the property owner and manages the contracting and inspection of all work. Disability Assistance of Central Texas (DACT) provided services to 356 homeowners with disabilities, falling short of its goal of 398. Eighty-five percent (85%) of the homeowners served had incomes of 30 percent (30%) MFI or below. Eighty-two percent (82%) of the homeowners served were over the age of 62.

The **Emergency Home Repair Program** corrects life-threatening living conditions, health and safety hazards and major mechanical systems for low- moderate-income homeowners. A program administrator works with homeowners to develop a mutually agreeable scope of work and then manages the contractor and inspection. The Austin Area Urban League (AAUL) continues to operate a very successful program offering emergency home repairs to homeowners earning eighty percent (80%) or less than the area's median family income. During the 2001-02 Contract Year, AAUL exceeded its goal of serving 300 unduplicated households by providing emergency repair services to a total of 549 households. Nearly seventy-five percent (75%) of those served had incomes below thirty percent (30%) of the area median income. Another eighteen percent (18%) had incomes between thirty-one percent (31%) and fifty percent (50%) of the area median income. Production goals for FY 2002-03 have been adjusted upward to better reflect AAUL's production capacity.

The **Homeowner Rehabilitation Loan Program** assists low and moderate-income homeowners with more substantial repairs, such as foundation repair or replacement. The Program provides financial assistance to low and moderate-income homeowners to (i) repair homesteads to meet Housing Code requirements of the City of Austin, (ii) perform required repairs to make the home decent, safe, and sanitary, and (iii) replace or reconstruct homesteads that are not economically feasible to repair. As of September 30, 2002, eighty-two (82) applications were reviewed under the Homeowner Moderate Rehabilitation Program. Only fourteen (14)

activities were completed, expending approximately \$557,691.60 and falling short of the goal of 40. However, thirty-three (33) loans were closed and a total of \$1,482,763.00 was encumbered to complete the projects currently under construction. All of the fourteen (14) units were funded with CDBG dollars, and five (5) of the fourteen (14) were funded with HOME dollars. All of the fourteen (14) units produced went to homeowners under eighty percent (80%) MFI. Eleven (11) of the thirty-three (33) closed loans were reconstruction projects. The reconstruction projects require an average of five months for completion, eight (8) projects were closed after March of 2002 and were carried over to FY 02-03 for completion.

Non-Federally Funded Programs

AHFC also oversees the **Housing Rehabilitation Challenge Fund** to assist homeowners and landlords who can not qualify for, or afford, conventional bank financing for rehabilitating existing structures. Families may earn up to 120 percent of MFI (about \$70, 700 for a family of four) to be eligible. The Challenge projected to assist 150 households below 120% of median income with the rehabilitation of their homes. In FY 2001-02, the Fund assisted one (1) household. The Fund will discontinue due to insufficient demand. Lenders will be invited to participate instead in a consortium to provide below market financing for first-time homebuyers to blend with the second-lien below-market product provided with the new Mortgage Lending initiative. The funds in the loan loss reserve will be transitioned to a loan guarantee fund to support the Mortgage and Foreclosure Prevention Lending Activities.

The Housing Bond Programs provided below-market financing for both single-family and multi-family housing. During Fiscal Year 2001-02, AHFC issued \$26.7 Million in Bonds to finance the new construction of 248 units in the Riverside Meadows apartment project at Riverside at Montopolis, and 280 units to be constructed at the Pleasant Valley Villas. Additionally AHFC issued \$8.6 Million in refinancing bonds to refinance a 1985 bond issue on the Riverchase Apartments with 284 units. This brings to 984 the new units under construction this fiscal year. In the **Multi-Family Bond Program**, ninety-two units (92) were occupied during the year included sixty-two (62) units at Southwest Trails and thirty (30) units completed and occupied by seniors over 55 at the Primrose of Shadow Creek. Completion and availability for leasing in FY 2002-03 is expected on the remaining 146 units at the Primrose, 280 Units at Blunn Creek, and 248 Units at Riverside Meadows. That will leave another 280 units for which bonds were issued in this fiscal year that will probably not be completed and available for leasing until FY 2003-04.

In the **Single Family Bond Program**, AHFC launched a Mortgage Credit Certificate program designed to assist 257 families. Only three (3) units were assisted during FY 2001-02. The program has through December 31, 2003 to use up all available credits. To make the program more attractive, the restriction to new construction was lifted late in the year and the rate was changed from 20% to a 25% certificate. This means that recipients will now get a credit against their income tax liability of 25% of the interest they pay annually on their mortgage up to \$2000 per year. As of September 30, 2002, the program had issued 28 commitments representing \$1,618,824 in Mortgages. This program is market driven and has until December 31, 2003 to issue the remaining \$20,173,260 in MCC's to use up the entire available allocation. Now that the program is available for existing as well as newly constructed single-family homes with a purchase price not to exceed \$150,000, it is anticipated that all of the allocation will be provided to first-time homebuyers before the December 31, 2003 deadline.

In its efforts to incorporate accessibility needs for persons with disabilities, AHFC requires that all housing contracts initiated after April 2000, including bond-financed units, meet the City's S.M.A.R.T. Housing requirements. The **S.M.A.R.T. Housing Program** requires all assisted units to be visitable according to the Visitability Ordinance (981007-A). The Visitability Ordinance establishes standards for new single-family homes, duplexes, or triplexes that receive federal, state, or City of Austin assistance. These standards emphasize a housing unit's ability to be visited by persons with disabilities. An estimated 2,500 single-family or multi-family units were expected to be certified for zoning, subdivision, site plan, or building permit review in FY 2001-02. However, the City greatly exceeded its goal, with 6,434 new housing units certified as meeting S.M.A.R.T. Housing criteria. In addition, S.M.A.R.T. Housing produced 1,345 unduplicated housing units.

In addition to federal assistance to address affordable housing needs in FY 2001-02, AHFC also provided \$1.1 million in non-federal local funds received from the City's Housing Trust Fund (HTF). The City established the HTF to encourage the development of new rental housing units through the Rental Housing Development Assistance (RHDA) program and to operate the Rehabilitation Loan Guarantee Fund, which phases out in 2002. The Rehabilitation Loan Guarantee Fund offers guarantees to lenders for below market rate loans, longer-term loans, and direct assistance from construction specialists to guide homeowners through the rehabilitation process.

Table 1-2: Affordable Housing Goals and Accomplishments

Overall Strategy	Program	Funding Source	2001-02 Program Goal	2001-02 Persons	2001-02 Units
Homeless Emergency Shelter Transitional Housing	Shelter Operation and Maintenance	ESG	300	Persons	548
	Essential Services	ESG	1000	Persons	1008
	Emergency Assistance/ Prevention Services	ESG	70	Persons	103
	Transitional Housing (Homeless)	ESG	15	Persons	31
Assisted Housing	Tenant-Based Rental Assistance	HOME	60	Persons	96
	Rent, Mortgage, Utility Assistance	HOPWA	614	Persons	549
	Residential Support Services	HOPWA	18	Persons	50
	Scattered Site Supportive Housing	HOPWA	69	Persons	0
Rental Housing	Architectural Barrier Removal (Rental)	CDBG	132	Units	98
	Rental Housing Development Assistance	HOME, CDBG, HAF, HTF	110	Units	206
	Acquisition and Development (Rental)	CDBG	35	Units	0
	Community Housing Development Organizations (Rental)	HOME, CDBG	25	Units	17
	Anderson Hill (Rental)	HOME	16	Units	0
First-Time Homebuyer Housing	Down Payment Assistance	HOME	156	Units	205
	Acquisition and Development (Owner)	HOME, HAF, CDBG	150	Units	16
	Community Housing Development Organizations (Owner)	HOME	25	Units	19
	Anderson Hill Redevelopment (Owner)	HOME	24	Units	3
	St. Johns Development Project	HOPE3 PI	12	Units	0
Owner Occupied Housing	Architectural Barrier Removal	CDBG	398	Units	356
	Emergency Home Repair	CDBG	300	Units	549
	Homeowner Rehab Loan Program	CDBG, HOME	40	Units	14
Subtotal, NHCD Programs			3,569	2,380	1,483

Overall Strategy	Program	Funding Source	2001-02 Program Goal	2001-02 Persons	2001-02 Units
Local Housing Programs (non-federal)	Housing Rehabilitation Challenge Fund	HTF	150 Units		1
	Multifamily Bond Programs		984 Units		92
	Single-Family Bond Programs		28 Units		3
	S.M.A.R.T. Housing		2500 Units		1345*
	Subtotal, Local Programs		3,662	-	1,441
TOTAL, ALL HOUSING PROGRAMS:			7,231	2,385	2,924

Does not include 37 unduplicated units from AHFC programs.

Table 1-3
Beneficiary Demographics for Housing Programs
FY 2001-02

Program	Median Family Income				Ethnicity					Characteristics			Total
	0-30%	31-50%	51-80%	More than 80%	Anglo	African Am.	Hispanic	Asian/ Pacific Island	Native Am.	Female Head of Household	Elderly	Person w/ disability in Household	People
Architectural Barrier Removal	301	42	13	-	60	124	172	-	-	219	293	356	356
Emergency Home Repair	414	100	35	-	78	305	166	-	-	386	346	6	549
Homeowner Moderate Rehab Program	-	7	7	-	4	4	6	-	-	4	5	-	14
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Owner Occupied Housing Programs	715	149	55	-	142	433	344	-	-	609	644	362	919
Down Payment Assistance	4	47	154	-	58	23	119	4	1	3	2	38	205
Acquisition and Development (Owner)	-	3	12	1	1	2	13	-	-	7	-	2	16
Community Housing Development Organizations (Owner)	3	8	8	-	-	5	14	-	-	13	-	-	19
Anderson Hill Redevelopment (Owner)	-	-	3	-	1	-	2	-	-	1	-	-	3
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, First-Time Homebuyer Programs	7	58	177	1	60	30	148	4	1	24	2	40	243
Architectural Barrier Removal (Rental)	90	5	3	-	36	35	27	-	-	57	58	98	98
Rental Housing Development Assistance*	23	50	133	-	70	74	61	1	-	123	21	19	206
Acquisition and Development (Rental)	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Housing Development Organizations (Rental)	14	3	-	-	2	11	4	-	-	9	8	3	17
Anderson Hill (Rental)	-	-	-	-	-	-	-	-	-	-	-	-	-
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Rental Housing Programs	127	58	136	-	108	120	92	1	-	189	87	120	321
Tenant-Based Rental Assistance	89	7	-	-	35	36	23	-	2	-	1	-	96
Transitional Housing	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent, Mortgage, Utility Assistance	*	*	*	*	*	*	*	*	*	*	*	*	-
Residential Support Services	*	*	*	*	*	*	*	*	*	*	*	*	-
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Transitional/Assisted Housing Programs	89	7	-	-	35	36	23	-	2	-	1	-	96
Shelter Operation and Maintenance	*	*	*	*	*	*	*	*	*	*	*	*	-
Essential Services	*	*	*	*	*	*	*	*	*	*	*	*	-
Emergency Assistance/ Prevention Services	*	*	*	*	*	*	*	*	*	*	*	*	-

Table 1-3
Beneficiary Demographics for Housing Programs
FY 2001-02

Program	Median Family Income				Ethnicity					Characteristics			Total
	0-30%	31-50%	51-80%	More than 80%	Anglo	African Am.	Hispanic	Asian/ Pacific Island	Native Am.	Female Head of Household	Elderly	Person w/ disability in Household	People
Transitional Housing (Homeless)	*	*	*	*	*	*	*	*	*	*	*	*	-
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Homeless/ Emergency Shelter Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal, Federal Programs	938	272	368	1	345	619	607	5	3	822	734	522	1,579
Multifamily Bond Programs	*	*	*	*	*	*	*	*	*	*	*	*	*
Single-Family Bond Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Acquisition and Development (Owner)	-	-	-	1	-	-	1	-	-	-	-	-	1
Mortgage Credit Certificates	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehab Loan Guarantee Fund (Rental)	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehab Loan Guarantee fund (Owner)	-	-	1	6	1	3	3	-	-	2	1	-	7
S.M.A.R.T. Housing	*	*	*	*	*	*	*	*	*	*	*	*	*
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Non-Federal Programs	-	-	1	7	1	3	4	-	-	2	1	-	8
TOTAL, ALL HOUSING PROGRAMS	938	272	369	8	346	622	611	5	3	824	735	522	1,587
* 162 units were federally funded. HTF was used for the remaining 47 units.													

Table 1-4: HACA- Comprehensive Grant Program, FY 2001-2002

HUD ID#	Development	# of Units	Scope of Work	Status
TX1-01	Chalmers Courts	158	Kitchen/Bath renovations	In Progress (Mod)
			Replace Benches/Trash Cans	In Progress
TX1-02	Rosewood Courts	123	Kitchen & Bath Renovations & Interior Paint	Complete
			Conversion of (2) Existing Units to ADA	Complete
			Replace Water Lines and Descale	Complete
TX1-03	Santa Rita Courts	97	Paint Exterior	Complete
			Sidewalk/Unit Entry Repairs	Complete
			Replace Fencing	In Progress
			Kitchen & Bath Renovations	In Progress (Mod)
TX1-04	Meadowbrook	144	Exterior Repair/Paint	In Progress (Mod)
			Drainage Improvements	In Progress
			Repairs at Learning Center/Daycare	Complete
TX1-06	B.T. Washington	216	Heater Repairs	Ongoing
			Repair (6) Fire Damaged Units	In Progress
			Sidewalk Repairs	Complete
			Retaining Walls	Complete
TX1-07	Lakeside	164	Elevator Upgrades	Complete
			Replace Ceiling	Complete
			Replace Entry Outdoor Carpet	In Design Change
			Upgrades/Repairs to Fire System	Complete
			Closet & Shower Repairs	Ongoing
			Wash/Paint Exterior	Moved to 2003
TX1-08	Salina	32	Exterior Paint	Complete
			Replace Hot Water Heaters	Complete
			Replace Gas Lines	Complete
			Kitchen & Bath Renovations	In Progress
TX1-09	Gaston Place	100	Exterior Paint	Complete
			ADA Courtyard Walkway	Complete
TX1-10	Bouldin Oaks	144	Sidewalk Repairs	Complete
			A/C Repairs to Office and Community Areas	In Progress
TX1-11	Thurmond Heights	144	Replacement of Sewer Lines	Ongoing
			Siding Repairs	In Process
			Paint Exterior	In Process
TX1-12	Georgian Manor	94	Upgrade Closets	Complete
TX1-13	Goodrich	40	Construct On-site Manager's Office	Complete
TX1-15	Northloop	130	Installation of Security System	Complete
			Upgrade/Repairs to Fire System	Complete
			ADA Unit Conversion	In Progress
TX1-16	Northgate	50	Erosion/Drainage Repairs	In Progress
TX1-17	Shadowbend	50	Exterior Paint	In Progress
TX1-19	Manchaca Village	33	Replace Playground Equipment	In Progress
TX1-20	Rio Lado	90	Exterior Repair/Paint	In Design
			Water Heater Door Replacements	In Design
TX1-22	Coronado Hills	48	Exterior Repair/Paint	In Progress
			Fencing	In Progress
TX1-27	Scattered Sites	22	Roof Replacements	Complete
			Exterior Repairs	Complete
			HVAC Replacements	Complete
			Interior Repairs	Ongoing

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

OTHER ACTIONS

Summary of Accomplishments, FY 2001-02

Federal Requirements: Other actions proposed in Consolidated Plan 2000-05, including actions taken in FY 2000-01 to:

- address obstacles to meeting underserved needs
- foster and maintain affordable housing
- overcome gaps in institutional structures and enhance coordination
- improve public housing and resident initiatives
- evaluate and reduce lead-based paint hazards
- ensure compliance with program and comprehensive planning requirements
- reduce the number of persons living below the poverty level

ACTION: Address obstacles to meeting underserved needs

Accomplishments/Status of Activity:

- AHFC has initiated significant efforts towards marketing housing programs which directly benefit income-eligible clients. Extensive efforts using radio, newspapers, press releases, announcements and fliers have been used this year to expand awareness of housing assistance programs.
- S.M.A.R.T. Housing Initiative. On April 20, 2000, the City Council adopted the S.M.A.R.T. Housing Initiative that encourages mixed-income housing by waiving certain development fees based upon the amount of reasonably-priced units included in the development. Approved projects receive expedited review and inspection and more rapid decisions on zoning requests. Surplus City land may be available for S.M.A.R.T. Housing developments, and land for 55 units of elderly housing has been identified for a non-profit organization.

The City estimated 2500 units would be certified to proceed through zoning, subdivision, site plan, or building permit review in FY 2001- 2002. The City certified 6,434 new housing units, 63 percent of which are “reasonably priced” for families earning below eighty percent (80%) median family income.

- Housing Information and Referral System. NHCD staff operates a telephone information and referral service for local affordable housing programs. As the local administrator of the majority of federal housing assistance programs, low-income clients contact NHCD for initial affordable housing information. The majority of the callers seek services of the public housing authorities, the City’s housing programs or emergency housing services. Marketing of the service is limited to social service organizations and other low-income housing advocates.

ACTION: Foster and maintain affordable housing

Accomplishments/Status of Activity:

- The City of Austin also continues to validate its commitment to affordable housing by maintaining its funding commitment of a Housing Trust Fund. The city council approved the second allocation of \$1 million of non-federal, general revenue funds to complement the federal allocation for affordable housing activities for this purpose in FY 2000-01.

ACTION: Overcome gaps in institutional structures and enhance coordination

Accomplishments/Status of Activity:

- The Austin Housing Finance Corporation works with private and non-profit affordable housing stakeholders. Staff continues to develop relationships with Freddie Mac and Fannie Mae to identify opportunities to leverage resources for expanded affordable housing development and opportunities for eligible homebuyers.

- The City of Austin's efforts on maintaining and expanding the S.M.A.R.T. Housing affordable housing policy continue by further enhancing relationships with other City departments which impacts local affordable housing development. The S.M.A.R.T. Housing initiative continues to be successful and in FY 2001-02 appropriated \$100,000 in federal funds.
- Continuum of Housing Services. In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services to help highlight the City's housing needs by specific category. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The Department uses this framework to assess housing needs and designs programs to address gaps or complement private and nonprofit sector activities. Coordination of services between these "stair steps" is critical to the overall goal of moving residents to self-sufficiency.
- In FY 2000-01, the Housing Authority of the City of Austin received referrals for public housing clients through Lifeworks, Salvation Army, Safe Place, and other local HUD-funded social-service agencies, including the NHCD Housing Information and Referral Service. These referrals assisted many Austin families to move up the continuum from homelessness, emergency shelter, or transitional housing to public or assisted housing.
- The S.M.A.R.T. Housing initiative, through fee waivers and expedited processing, has resulted in an increase in applications for residential development, including new affordable homes and apartments. Single-family and multi-family development representing 6,649 new housing units that meet S.M.A.R.T. Housing criteria have been certified to proceed through zoning, subdivision, site plan, or building permit processes. Building permits for 1138 new multi-family units were issued as well as building permits for 260 single-family units. All of the single-family units will meet Austin's Visitability Standards. At least ten percent (10%) of the multi-family units will be accessible, and at least twenty-five percent (25%) will be adaptable. At least fifty percent (50%) of the 1905 units under construction will meet Austin's "reasonably-priced" standard - available to families at eighty percent (80%) of Median Family Income or below who spend no more than thirty percent (30%) of their gross income (including utilities) on housing.

ACTION: Improve public housing and resident initiatives

Accomplishments/Status of Activity:

HACA reorganized the Resident Initiatives Department into Community Development and hired a Supportive Services Manager, a Grant Development Coordinator, and a Community Education Coordinator. Three other staff positions were eliminated and the duties consolidated with those of other existing staff functions. In addition, HACA prepared and submitted three major HUD grant applications and retained the \$100,000 Meadowbrook TOP Grant by facilitating organization of a new resident council, building resident and staff support for the grant, and satisfying HUD requirements. HACA also developed a number of new summer resident programs, including:

5 Pilot Playground Programs (in partnership with Parks and Recreation)

- Tom Penders week-long basketball camp
- 4H Aerosmith youth development science camp (including 10 scholarship participants)
- Public Housing Olympics
- Fan drive for the elderly

ACTION: Evaluate and reduce lead-based paint hazards

CONSOLIDATED PLAN 2000-05 GOALS: (p. 108)

- Conduct research and cost/benefit analyses on the effects of the lead-based paint rule change on housing repair and rehabilitation activities.

- Implement program modifications and change projected production goals and cost estimates as needed
- Pursue HUD funding to subsidize the implementation of these regulations.

Accomplishments/Status of Activity:

The City is in compliance with lead-based paint regulations that came into effect on January 10, 2002. The City has hired an individual certified in lead inspection, risk assessment, and lead supervision. Three staff at AHFC are seeking lead inspection/risk assessment certification. Also, select staff of applicable sub-recipients have become certified and are conducting their programs in compliance. Our certified housing quality inspectors have also obtained their certification in visual assessment of lead based paint hazards.

The City has applied for a \$2.5 million lead hazard control grant to identify and address lead hazard in the homes of low-income families with children under age 6.

Starting in FY 2001-02, AHFC conducted bi-weekly lead maintenance training classes to contractors interested in doing rehabilitation and stabilization work on federally funded projects. This internal lead based paint training is based on the “Work Smart, Work Wet and Work Clean to Work Lead Safe” Program. This HUD-approved training focuses on the proper procedures for the Interim Control Process. The Program also includes OSHA training required by HUD. This training will continue into FY 2002-03 to establish a significant pool of certified contractors.

ACTION: Ensure compliance with program and comprehensive planning requirements

CONSOLIDATED PLAN 2000-05 GOAL: (p. 159) All funds committed and expended meet regulatory requirements, including-

- No repayment of federal funds due to lack of internal and compliance controls
- 100 percent of contractors in compliance

Accomplishments/Status of Activity:

NHCD's compliance monitoring activity begins in the pre-execution phase and continues throughout the term of each agreement. NHCD reviews projects for compliance with all applicable program requirements, including environmental review, fair housing and accessibility, labor standards, financial review and performance review. Monitoring is accomplished by desk reviews and/or site reviews, depending on the issue and the contract's risk analysis rating score. Technical assistance is routinely provided to encourage compliance. NHCD has implemented a long-term monitoring component. This operation will track compliance of federally assisted housing projects that contain long-term commitments to maintain housing as affordable.

ACTION: Reduce the number of persons living below the poverty level

Accomplishments/Status of Activity:

Transitional Housing Assistance. The Housing Authority of the City of Austin (HACA) provides security deposit assistance and up to 18 months of rental assistance to homeless families who are working toward self-sufficiency under the guidance of the Passages program. Families are referred to the TBRA program through the Passages collaboration, a federally funded program that provides case management to homeless families. HACA and the Salvation Army coordinate this collaboration. HACA had an annual objective to provide rental assistance to sixty (60) new families during the fiscal year. The program met and exceeded that goal, serving a total of 96 new families. All of those families have incomes at or below fifty percent (50%) of the area median income. In total, 330 monthly rental payments (check this against the other sections 1-15) were issued.

Job Creation for Low to Moderate-Income Residents. The City's CDBG-funded programs created 115 jobs in FY 2001-02 with 89.5 jobs going to low-and moderate- income residents. The Neighborhood

Commercial Management Program (NCMP) provides loans to existing business expanding their operations, which leads to job creation. The business must be located in or willing to relocate to Austin's priority areas, which have some of the highest poverty rates in the City. Businesses are encouraged to hire neighborhood residents, thus reducing unemployment rates and increasing household incomes in those areas. The program created five (5) jobs in FY 2001-02. The Small Business Assistance Center (SBAC) leases office space at no cost to six non-profit organizations that focus on helping small businesses succeed in exchange for the creation of a minimum of two jobs each per year. Sixteen (16) jobs were created of which ten (10) were held by low- and moderate- income individuals. The Austin Community Development Bank provides essential capital and services for disadvantaged businesses in Austin. In FY 2001-02 ACDC exceeded their goal and created 65 jobs of which 47 went to low- and moderate- income individuals. The Microenterprise Technical Assistance Project currently contracts with Businesses Invest in Growth (BiG) for \$160,000 in operating funds to train individuals in qualified microenterprises. BiG created six (6) jobs of which two and one half (2.5) jobs went to low- and moderate- income. The Small Minority Business Assistance Project (SMBA) focuses on developing long-term management skills of small and minority businesses. The three (3) SMBA sub-recipients were responsible for the creation of twenty-two (22) jobs of which twenty (20) went to low- and moderate- income individuals through the training, one-on-one consultations, technical assistance, provision of information services, and access to experts in a variety of fields.

New Section 8 Vouchers. The Housing Authority of the City of Austin was awarded 343 additional Section 8 vouchers. This award will help to reduce the number of low-income families (6,852) waiting to receive safe, decent and adequate housing. Fifty-nine (59) of these recently awarded vouchers are designated for elderly and non-elderly families that have a person with disabilities under the Mainstream Voucher program.

Family Self-Sufficiency (FSS) Graduates. The Housing Authority of the City of Austin continues to provide a support and referral system for Public Housing and Section 8 participants to become self-sufficient. The Family Self-Sufficiency program enables participants to transfer additional rent money into an interest-bearing escrow account to be awarded upon graduation from the program. This escrow account may be used for homeownership, educational assistance or other qualified expenses. This year nine graduates have made a decision to pursue a higher education, open their own business and/or seek homeownership. Additionally, there is a combined total of 181 participants in both the Section 8 and Public Housing FSS program.

Moderate Rehabilitation Single Room Occupancy Program (SRO) The Capital Area Homeless Alliance (CAHA) in partnership with Foundation Communities applied for funds under the 2001 SuperNOFA Continuum of Care Homeless Assistance competition for the Section 8 Moderate Rehabilitation Single Room Occupancy Program. CAHA was awarded the assistance and the Housing Authority of the City of Austin will be the contract administrator for the HAP (Housing Assistance Payment) portion of the contract over a 10-year period. The project, Garden Terrace, is currently under renovation and it will provide 85 units that will be targeted to three general populations who have incomes at fifty (50%) or below the AMFI:

- 1) Persons, homeless and housed, who are working in low-wage jobs and unable to afford market rate housing;
- 2) Persons with disabilities who are receiving SSI and unable to locate affordable housing within their budget;
- 3) Homeless persons who have shown significant commitment to addressing long-term issues related to their homelessness, such as substance abuse, mental health treatment, job training/education, etc through case management and other programs.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

LEVERAGING RESOURCES

Summary of Accomplishments, FY 2001-02

Federal Requirements: Progress in obtaining “other” public and private resources that address needs identified in the Consolidated Plan. The report discusses how Federal resources made available from HUD leveraged “other” public and private resources, including how any matching requirements were satisfied.

Accomplishments/Status of Activity:

The City of Austin leveraged private resources through the following federally-funded programs in FY 2001-02: Down Payment Assistance, Acquisition and Development, Community Housing Development Organization (CHDO), and Rental Housing Development Assistance. In addition, all funds used to produce units for the Multi-Family Bond program were non-federal. The Summary of Leveraging table (Table 1-6) provides information on the amount leveraged by program and the total amount leveraged.

All recipients of Emergency Shelter Grant (ESG) funding were required to provide matching funds in an amount equal to their grant. Information on sources of match for ESG is provided in Table 5-1. Information on sources of match for the HOME grant is available in Table 3-2.

Mortgage Assistance program (Mortgage Credit Certificates)

In January 2001, the Austin Housing Finance Corporation (AHFC) transferred the authority to issue \$25.6 million originally marked in the Consolidated Plan 2000-05 for single-family bonds and mortgage credit certificates to the HOME Mortgage Assistance Program. These funds, when converted to mortgage credit certificates, totaled \$28 million. The purpose of the Mortgage Assistance Program is to leverage private dollars for first-time homebuyers.

AHFC’s Board reserved \$10 million of the \$28 million in program funds for Austin Independent School District (AISD) schoolteachers and \$10 million for police, firefighters, and other City of Austin employees; leaving \$8 million open to other qualified Austin residents. AISD is a key partner and is exploring the possibility of using underutilized land from its inventory for additional affordable housing.

When the FY 2001-02 budget was being developed, the MCC program guidelines were under development. The demand for this bond mechanism was, and continues to be significant for single-family homeownership. Upon implementation, the program was focused on specific populations including school district and city employees for the first 12-month period (from July 2001 to July 2002). In addition, the program was limited to only newly constructed S.M.A.R.T. Housing compliant units priced under \$125,000. After adoption, it was determined that the actual number of these available units was limited. The average price of a newly constructed home in Austin was an estimated \$175,000. This limited the applicability of this program. The initial criteria was placed on the program for the purposes of inducing new affordable housing stock and meeting the demand of public employees needing homes in this price range. Since this program makes the benefits available on a first-come first-served basis, the time frame also provided builders an incentive by earmarking MCC’s for new construction (time for construction.) With the expiration of the applicability of the program for public employees and newly constructed homes on July 23, 2002, the usage of this program is expected to increase significantly toward its total anticipated unit production goal of 257 families served. Staff will also be adding the expanded availability of this program as part of its marketing initiative to include families interested in purchasing existing homes.

Table 1-5 SUMMARY OF LEVERAGING

Program	Fund Source	Funds Expended	Leverage	Total Units	Units Completed
Down Payment Assistance	HOME	\$2,127,797	\$19,360,901	205	205
Acquisition and Development (Owner)	HOME	\$1,552,655	\$428,379	15	15
CHDO (Owner)	HOME	\$442,888	\$1,784,894	19	19
CHDO (Rental)	HOME	\$99,000	\$534,220	17	17
Rental Housing Dev. Assistance	HOME/ CDBG	\$75,750	\$33,026,328	162	162
TOTAL- FEDERAL PROGRAMS		\$4,298,090	\$55,134,722	418	418
Rental Housing Dev. Assistance	HTF		\$14,367,758	180	44
Multi-Family Bonds		\$-	\$26,700,000	984	92
Single Family Bonds		\$-	\$1,618,824	28	3
TOTAL- NON-FEDERAL PROGRAMS			\$42,686,582	1192	139
TOTAL- ALL HOUSING PROGRAMS		0	\$97,821,304	1610	557

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

SELF-EVALUATION for FY 2001-02

The City of Austin annually assesses its progress in meeting the goals of the five-year Consolidated Plan through the development of the annual CAPER. The CAPER provides the best opportunity for the City to evaluate the performances of its programs and whether adjustments to current programs, activities, measurements or five-year goals are needed. The following represents an evaluation of the progress made during FY 2001-02 in meeting five-year planning goals as well as identifying issues that may require modifications to City planning goals.

ADMINISTRATIVE PROGRESS

Business Planning/Consolidated Planning/Budget Process Coordination: The City continues to improve its reporting to HUD, local officials and the public and strives to increase public participation in its planning processes. Key reports for FY 2001-02 – the NHCD Business Plan, City of Austin Action Plan, City of Austin Annual Budget, and this CAPER -- reflect all funding sources consistent with goals and priorities. This effort allows the Austin community to have complete information about the resources being directed to meeting the needs of low and moderate-income residents.

Integrated Disbursement and Information System: The City focused critical staff resources to improve its reporting and tracking of federal grants through HUD's Integrated Disbursement and Information System (IDIS). This system provides HUD with detailed information on the City's performance including information regarding homes built, jobs created, and funds spent. It is anticipated that the IDIS accounts for the City will complete the updating process in FY 2002-03.

Expenditure and Timeliness Ratio Information: The City of Austin met all obligation and spending requirements for federal grant funds in FY 2001-02. This was a result of the internal changes made to expedite draw down of funds from the federal treasury, limit projects to the amount of funding that could be expensed during the fiscal year and utilizing mid year reprogramming of federal funds to projects in need of immediate funding. These changes assisted the City in assuring that federal expenditure and timeliness requirements are adequately met each year.

PROGRAMMATIC PROGRESS

Affordable Housing

Creating and retaining affordable housing opportunities remains the critical need of Austin's low and moderate-income residents. The City of Austin continues to invest City General Fund dollars to supplement the resources provided by HUD. The Austin Housing Finance Corporation continues as the lead for housing production for the City of Austin and operates programs that impact the supply of affordable housing and assist low-moderate income clients.

Considering the use of all funds and programs available for affordable housing, production in the first two years is at levels in line with the five-year production goal of the 5 year Consolidated Plan. During the FY 2001-02, production totaled 2,277 units. During FY 2001-02, production totaled 2,924 housing units using all sources of funds including federal and non-federal funds. As it is currently worded, the goal is to be able to produce 5,000 housing units annually by 2005. Despite the slowing Austin economy, the City continues to work towards this goal.

Assessment

Land availability, labor and material costs as well as escalating costs for property acquisition account for some of the factors in meeting the production goal. It has been noted that many more low- to moderate- income households were provided affordable housing services beyond the unit production during the year. These households are not reflected in the total unit production numbers for the year. Rental housing projects serving many different low- to moderate- income households with long-term affordability requirements are not reflected. Section 8 and TBRA low- to moderate- income households are not reflected in the annual

production numbers as well. It is possible that the City may have identified the correct quantitative measurement for its housing goal, but may need to incorporate a qualitative measurement. As a result, the City may be significantly under reporting the total number of low- to moderate- income households actually being served by the City's affordable housing programs.

The City is currently re-evaluating its housing goal measurements. It is anticipated that the City may modify its 5 year housing goal and annual Action Plan to more accurately reflect the true measurement of affordable housing in Austin; number of low- to moderate- income households assisted with affordable housing services. Upon further review, it appears that the number of actual housing units produced or retained during any one year may not be an accurate indicator of the total number of low- to moderate- income households that were affected and impacted by the City's affordable housing services. Using this as its performance measurement, it is currently estimated that the number of low- to moderate- income households affected by the City's housing programs have met or exceeded the 5 year housing goal of the City during the last two years. Any modifications to the City affordable housing goals or measurements will be facilitated during the next fiscal year.

Economic Development

By federal definition, economic development activities are designed to facilitate the creation and retention of jobs. This is accomplished by providing loans and technical assistance and other services to local small- and minority- owned businesses. The City programs designed to accomplish this include: the Business Assistance Center, the Micro-enterprise Technical Assistance Project, Small/Minority Business Assistance Project, and the Neighborhood Commercial Management Program.

In FY 2000-01, these programs collectively achieved or exceeded annual goals, providing technical assistance to 729 businesses and created 71 jobs for low and moderate-income individuals. Total jobs created during FY 2001-02 were 115. From 2000-2002, 184 jobs were created, or 74% of the goal. The downturn in both the national and local economy, reduction in the availability of necessary capital investments, and the net loss of staffing positions by the private sector due to down sizing efforts will play a significant role in affecting the City's efforts in its 5 year job creation goals.

Assessment

In 2000, the City Council directed NHCD to commission a broad ten-year regional plan for minority economic development and detail a two-year plan for immediate action. The City of Austin contracted with ICF Kaiser to prepare the plan. In November 2001, NHCD received the report, *Fostering the Austin Equitable Region*. This report will be used, along with the results of the Minority Economic Development Strategy and the report of the Austin Equity Commission, to draft a work plan that will be ready for implementation by Fall 2003. The implementation of the plan will require extensive collaboration between Austin's business, education, and government sectors.

The City of Austin continues to be committed to the goal of increasing job opportunities in the community. It is recognized that as the national and local economy stabilizes, job creation opportunities will also increase. Together, these short- and long- term plans will help develop and strengthen Austin's minority business community; stimulate the growth of better-paying jobs for minority and low-income residents, and improve the links between these communities and Austin's growing economic engine. Only as a reflection of the current market conditions, the City may re-evaluate its current quantitative performance measures and determine whether a reduction is necessary.

Revitalization of the East 11th/12th Street Corridor

In FY 2001-02, the revitalization efforts for the 11th/12th Street corridor continues to represent a significant financial investment by the City. This multi-year revitalization investment strategy is projected to generate long-term economic and social improvements well beyond the physical changes that will occur in the area. During FY 2000-01, revitalization efforts along the East 11th and 12th Street Corridor, through the Austin Revitalization Authority, were underway. The renovation of one historic structure was completed and two other were in various stages of development. Pre-development work for a 95,000 square feet of office, retail

and residential space along the corridor is near completion. Anderson Hill Redevelopment Plan (formerly known as SCIP II) is in its early stages of implementation.

During FY 2001-02, the historic renovation of the property located at 1101 East 11th Street, locally known as the Haehnal Building, was completed in October 2001. Architectural design work for the historic renovation of 1154 Lydia Street was also completed during the past fiscal year, with renovation projected to start in March 2003. The street beautification and utility improvement projects are underway on East 11th Street. In addition, the architectural design work for the construction of 57,000 square feet of office/retail (Eleven East) space in the 1000 block of East 11th Street was completed with construction projected to start in January 2003. During FY 01-02, seventeen (17) parcels of land in the redevelopment area were acquired to support both the street beautification and the Eleven East projects. As a result of the acquisition activities, nine (9) families were relocated.

Assessment

The City does not currently anticipate any significant changes in its support of the revitalization efforts for this project.

Public Services

The City continues to allocate the maximum amount allowed under the CDBG regulations (15% of the total CDBG allocation any one year) to fund local social service programs. These programs provide an array of services that further support goals of furthering housing and social services activities for low and moderate-income residents. In FY 2000-01, public service funds were provided to support childcare for working families and elderly services. Neighborhood and youth programs are funded to improve communities and enrich the lives of adults and children in Austin's priority areas.

In FY 2001-02 more than 27,805 residents benefited, primarily from the Housing and Information Referral Service (HIRS) and the Neighborhood Support Program (NSP), exceeding the 1999 benchmark by 5,383. About 300 low and moderate-income families were provided subsidized child-care services through programs offered by the City. This continues to be a critical need of the Austin community. The Austin/Travis County Mental Health Mental Retardation (MHMR) Center is under contract with Austin/Travis County Health and Human Services to provide Managed Service Organization, (MSO) for the youth vouchers service delivery system. Over 12,000 people were served by the Neighborhood Support Program, exceeding the 2,000 goal. The substantial increase in the number of people served is attributed to the development, production and distribution of neighborhood newsletters and flyers.

Assessment

Under the current state of the economy, the City anticipates that the demand for social services in the community will increase. Since current CDBG funding is allocated at the maximum amount allowed, the City will need to critically re-evaluate each program currently receiving funding to ensure that each program is providing the greatest amount of service for the least amount of cost. Increased program efficiency will be stressed during the next fiscal year.

Public Facilities

In FY 2000-01, significant progress was made over the past year with regard to several major projects underway using CDBG public facility monies. Both the El Buen Pastor Child Development Center and the Infant-Parent Training Center of the Austin Travis County Mental Health and Mental Retardation Center were delivering services out of their new facilities. Three homeless shelter projects were in the development stages.

In FY 2001-02, substantial progress was achieved in finalizing many of the CDBG funded public facility projects. Two public facility projects are underway. Construction of the permanent downtown homeless shelter called the Austin Resource Center for the Homeless (ARCH) began in August and renovation of the Big Brothers Big Sisters facility began in September. Pre-development for renovation of a SafePlace facility began, with construction scheduled to commence in December.

Assessment

The development of identified public facilities continues at an acceptable pace. The City does not anticipate or see the need for any significant changes in its continued support for these local facilities that will provide services to local low to moderate-income households.

Non Federal Housing

The S.M.A.R.T. Housing Program has exceeded initial expectations. The City of Austin estimated that 2,500 single-family or multi-family units would be certified for zoning, subdivision, site plan, or building-permit review in FY 2001-02. The City certified 6,434 new housing units as meeting S.M.A.R.T. Housing criteria at the pre-submittal stage during FY 2001-02. In addition, S.M.A.R.T. Housing produced 1,345 unduplicated housing units.

Assessment

S.M.A.R.T. Housing acts as a local complement to the City's federally assisted affordable housing projects. The City anticipates that S.M.A.R.T. Housing demand will increase during the next few years. The City recognizes that private sector involvement is needed in helping to address the local demand for affordable housing. Because of the perceived negative connotation that the term "affordable housing" may have, the City may have developed a natural alternative to the term in "S.M.A.R.T. Housing".

OVERALL PROGRESS SUMMARY

The City of Austin believes that its strategy for housing and community development is operating at a satisfactory pace. Affordable housing continues to be the highest priority for the City. Adjustments in the performance measurement for affordable housing is anticipated to correct the under reporting of low- to moderate- income households receiving affordable housing services. Job creation and neighborhood revitalization will continue to be supported by the City as important economic development activities.

It is anticipated, however, that the City will encounter significant financial constraints in the allocation of available federal funding during the next few years. Required debt service payments for Section 108 loans will reduce fund availability. Anticipated labor and material costs will effect potential housing unit production. Of critical importance to the City's affordable housing efforts is land availability. The City will be required to allocate sufficient funds in acquiring property and making it ready for housing development if it is to increase affordable housing opportunities to low- to moderate- income households. Locally funded initiatives like the Housing Trust Fund and S.M.A.R.T. Housing will continue to compliment the City's efforts in affordable housing production.

While significant challenges – rising housing costs and a slowing local economy – exist, the City continually improves its programs and partnerships in order to help meet the needs of Austin's low- to moderate-income residents. The City will continue to annually re-evaluate its activities and programs in order to ensure efficiency and effectiveness in addressing its stated 5 year priorities.



CHAPTER 2

PROGRAM SUMMARIES AND ACCOMPLISHMENTS



Community Development Block Grant
HOME Investment Partnerships Programs
Emergency Shelter Grant
Housing Opportunities for People with AIDS
Section 108 Programs
Other Funded Programs



Section 1:
Community Development Block Grant
Program Summaries and Accomplishments

**CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**Section 1: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Summary of Accomplishments, FY 2001-02**

Federal Requirements: Assess the relationship of the use of CDBG funds to the priorities, needs, goals, and specific objectives identified in the Consolidated Plan, including an analysis to the extent to which CDBG funds were distributed among different categories of housing needs identified in the Consolidated Plan. Special attention should be given to the highest priority activities identified and evaluation of the extent to which CDBG funds were used for activities that benefited low- and moderate-income persons. Describe the nature of and reasons for any changes in program objectives and indications as to how the jurisdiction would change its programs as a result of its experiences.

The City of Austin uses its Community Development Block Grant funds to support activities in four eligible categories: affordable housing, community/economic development, public services, and public facilities. This evaluation of FY 2001-02 activities is organized by these categories, and a table summarizing these activities concludes the section. As a policy, the City of Austin has chosen to use local revenue instead of CDBG to meet infrastructure and parks and recreational needs of the community. For City programs that received CDBG in the FY 2001-02 Consolidated Plan, the program's goal and its corresponding project number in the Integrated Disbursement and Information System (IDIS) are restated followed by a summary of program activity for the year.

AFFORDABLE HOUSING

Housing programs were listed as high priority activities in the FY 2000-05 Consolidated Plan. See also Chapter 1-Affordable Housing for additional information.

Owner-Occupied Housing

Architectural Barrier Removal Program (owner) (IDIS #s 2415, 2988)

Activity Description and Action Plan Goal: *The ABRP will modify or retrofit the living quarters of 398 low-income elderly and mobility-impaired homeowners to make their housing more accessible in FY 2001-02. Clients are aided by a program administrator who develops a scope of work approved by the property owner and manages the contracting and inspection of all work.*

Accomplishments/Status of Activity: Disability Assistance of Central Texas provided services to 356 units of homeowners with disabilities, falling short of its goal of 398. Eighty-five percent (85%) of the homeowners served had incomes of thirty percent (30%) MFI or below. Eighty-two percent (82%) of the homeowners served were over age 62.

Emergency Home Repair Program (IDIS # 2868)

Activity Description and Action Plan Goal: *The Emergency Home Repair Program corrects life-threatening living conditions, health and safety hazards and major mechanical systems for 300 low- to moderate- income homeowners. A program administrator works with homeowners to develop a mutually agreeable scope of work and then manages the contractor and inspection.*

Accomplishments/Status of Activity: The Austin Area Urban League (AAUL) continues to operate a very successful program offering emergency home repairs to homeowners earning eighty percent (80%) or less than the area's median family income. During the 2001-02 Contract Year, AAUL exceeded its goal of serving 300 unduplicated households by providing emergency repair services to a total of 549 households. Nearly seventy-five percent (75%) of those served had incomes below thirty percent (30%) of the area median income. Another eighteen percent (18%) had incomes between thirty percent (30%) and fifty percent (50%)

of the area median income. Production goals for FY 2002-03 have been adjusted upward to better reflect AAUL's production capacity.

Homeowner Rehabilitation Loan Program (IDIS # 2620, 2646, 2653, 2659, 2836, 2837)

Activity Description and Action Plan Goal: *The Homeowner Rehabilitation Loan Program assists low- and moderate- income homeowners with more substantial repairs, such as foundation repair or replacement. At least one housing code violation must exist to be eligible for the program. Loans are to be provided to needy families who are unable to obtain private financing. Forty (40) homeowners will be assisted.*

Accomplishments/Status of Activity: The purpose of the Homeowner Rehabilitation Loan Program is to address substandard housing conditions of owner-occupied residences located in the City of Austin. The Program provides financial assistance to low- and moderate- income homeowners to (i) repair homesteads to meet Housing Code requirements of the City of Austin, (ii) perform required repairs to make the home decent, safe, and sanitary, and (iii) replace or reconstruct homesteads that are not economically feasible to repair. Deferred loans will be available to needy families who are unable to obtain private rehabilitation financing. The program will provide a deferred loan at zero percent (0%) or three percent (3%) in the amount not to exceed \$50,000 to repair a home or \$85,000 to replace a home that is not economically feasible to be repaired. This program expands on and replaces the Moderate Rehabilitation Program.

As of September 30, 2002, eighty-two (82) applications were reviewed under the Homeowner Rehabilitation Loan Program. Fourteen (14) activities were completed, expending approximately \$557,691.60 and falling short of the goal of 40. All of the fourteen (14) units were funded with CDBG dollars, and five (5) of the fourteen (14) were funded with HOME dollars. However, thirty-three (33) loans were closed and a total of \$1,482,763.00 was encumbered to complete the activities currently under construction. Eleven (11) of the thirty-three (33) closed loans were reconstruction projects. All of the fourteen (14) units were produced went to homeowners under eighty percent (80%) MFI. The reconstruction projects require an average of five months for completion, eight (8) activities were closed after March 2002 and were carried over to FY 2002-03 for completion.

First-Time Homebuyer

Acquisition and Development (Owner) (IDIS #2479, 2480, 2554, 2555, 2556, 2558, 2559, 2560, 2562, 2563, 2364, 2662, 2663, 2664, 2984, 2985)

Activity Description and Action Plan Goal: *Working with lenders to leverage City and federal funds, the City plans to reduce the cost of capital for acquisition of lots and minimize the risk of housing development. Under models used by various lenders, public funds can be used as collateral and may be matched in below-market rate financing for infrastructure development and acquisition. The City will also act as a joint venture partner with nonprofit and for-profit developers to convert tracts of land into affordable lots for homeownership and rental development. A total of 150 units will be produced for new homeownership opportunities for low- and moderate- income residents.*

Accomplishments/Status of Activity: During FY 2001-02, the Acquisition and Development Program sold fifteen (15) homes to families with incomes below eighty percent (80%) of median family income. Thirteen (13) of the fifteen (15) homes were funded with CDBG dollars, and all fifteen (15) homes were funded through HOME dollars. Through its development activities, the Austin Housing Finance Corporation financed infrastructure development in three affordable housing developments that will result in the construction of 204 single-family housing units over the next fiscal year. These developments are the Heritage Village Subdivision with fifty-six (56) lots under construction; Los Arboles Subdivision with 103 lots under construction; and the Devonshire Park Subdivision: forty-five (45) homes under construction (CDBG and Private Financing).

In FY 2000-01, AHFC acquired, with non-federal funds, 208 acres at Colony Park. This acquisition will eventually generate in excess of five hundred lots for affordable housing. AHFC is currently developing an RFP for the development of this project.

Rental Housing

Architectural Barrier Removal Program (rental) (IDIS # 2583, 2989)

Activity Description and Action Plan Goal: *The ABRP will modify or retrofit the living quarters of 132 low-income elderly and mobility-impaired renters to make their housing more accessible in FY 2001-02. Clients are aided by a program administrator who develops a scope of work approved by the property owner and manages the contracting and inspection of all work.*

Accomplishments/Status of Activity: Disability Assistance of Central Texas (DACT) provided home modifications to 98 rental units, falling short of the 132 goal due to contract performance issues. Ninety-two percent (92%) of the households served had incomes at thirty percent (30%) MFI and below. Fifty-nine percent (59%) of the households served were headed by persons over age 62.

Rental Housing Development Assistance (IDIS # 2871, 2390, 2395)

Activity Description and Action Plan Goal: *Designed to create and retain more affordable rental units, the program will provide gap financing to developers and investors for the development and rehabilitation of affordable rental projects that would otherwise be economically infeasible. Projects must create units affordable for low- and moderate- income residents or meet the needs of special populations. The program will provide deferred payment loans and/or below-market interest rate loans for acquisition, rehabilitation, or new construction. For FY 2001-02 at least 110 rental units for low- to moderate- income households and/or persons with special needs will be created or retained.*

Accomplishments/Status of Activity: In FY 2001-02, the Rental Housing Development Assistance (RHDA) Program provided gap financing totaling \$1,347,650 (\$1,171,900 CDBG / \$175,750 HOME) in federal assistance for the development of ninety-four (94) units of rental housing comprised of an eighty-five (85) unit (\$1,100,000 CDBG / \$175,750 HOME) single room occupancy (SRO) facility for very low income individuals, and nine (9) units (\$71,900 HOME) of transitional housing for single homeless military veterans. Of the total units assisted, nine (9) units were completed and 85 units are pending completion in FY 2002-03. All ninety-four (94) units are reserved for families with yearly incomes of or below fifty percent (50%) of the MFI.

In addition to the nine (9) units completed, 153 rental units for which federal assistance was provided in prior years were also completed in FY 2001-02. The 153 units include sixty-two (62) units in a 160-unit project (\$500,000 HOME / \$500,000 HTF) which was pending completion at the close of FY 2000-01, and ninety-one (91) units which represent the initial units completed in a 250-unit project (\$500,000 HOME) that is pending completion in FY 2002-03. All 153 units are reserved for families with yearly incomes of or below sixty percent (60%) of the MFI.

Additionally, forty-four (44) units were also completed which received non-federal City Housing Trust Fund assistance in prior years through the RHDA Program. The forty-four (44) units include fourteen (14) units (\$500,000 HTF) of transitional housing for homeless families, and thirty (30) units which represent the initial units completed in a 176-unit project (\$500,000 HTF) for low income elderly families pending completion in FY 2002-03. All forty-four (44) units are reserved for families with yearly incomes of or below fifty percent (50%) of the MFI.

In summary for FY 2001-02, the RHDA Program provided gap financing totaling \$1,347,650 in federal assistance for the development of ninety-four (94) units of rental housing and facilitated the completion of 162 federally-assisted units and forty-four (44) non-federal units for a total completion of 206 units. Of the 206 units completed, 153 units are reserved for families with yearly incomes of or below sixty percent (60%) of the MFI, and fifty-three (53) units are for families with yearly incomes of or below fifty percent (50%) of the MFI. Of the fifty-three (53) units, twenty-three (23) units are transitional housing units which serve homeless families.

In addition to the completion of 206 rental units, 401 rental housing units were in production at year's end anticipated to be completed during FY 2002-03.

Acquisition and Development (Rental) (No IDIS #)

Activity Description and Action Plan Goal: *The program works with lenders to leverage City and Federal funds, reducing the cost of capital for acquisition and development of multifamily units. Using bond financing as well as S.M.A.R.T. Housing fee waivers and facilitation to reduce development costs, the City will act as a joint venture partner with nonprofit and for-profit developers to convert surplus tracts of land into affordable rental housing. Land planning and engineering of available tracts in specific neighborhoods will be pursued on an ongoing basis. In FY 2001-02, thirty-five (35) units were proposed for completion.*

Accomplishments/Status of Activity: This program will be phased out, and the units produced in FY 2001-02 are included in the Rental Housing Development Assistance Program.

COMMUNITY AND ECONOMIC DEVELOPMENT

All community and economic development programs were listed as medium priority activities in the Consolidated Plan, 2000-2005. The overall goal for these programs is to “create/preserve 250 jobs, primarily for low- and moderate- income residents”.

Small Business Development

Business Assistance Center (IDIS #2941)

Activity Description and Action Plan Goal: *NHCD, in partnership with the City's Department of Small and Minority Businesses, established a one-stop shop that serves micro-enterprises and small and minority owned businesses needing procurement, management, marketing, micro-loans, and loan service assistance. The center is located at 4100 Ed Bluestein Blvd., and is referred to as the Small Business Assistance Center (SBAC). The SBAC contains six small business development providers that receive office space at no cost annually in exchange for creating jobs for low- and moderate- income individuals. The SBAC also contains meeting and training rooms, an Online Plan Room, and a PC Lab. In FY 2001-02, twelve (12) jobs will be created.*

Accomplishments/Status of Activity: The Small Business Assistance Center (SBAC) leases office space at no cost to six non-profit organizations that focus on helping small businesses succeed in exchange for the creation of a minimum of two jobs each per year. The Center's job creation goal was twelve (12), and sixteen (16) jobs were created of which ten (10) were held by low- and moderate- income individuals.

Community Development Bank (IDIS #3052)

Activity Description and Action Plan Goal: *NHCD currently provides program delivery funds to the Austin Community Development Corporation (ACDC). ACDC administers a loan program to provide flexible capital and technical assistance to small and minority businesses that are expanding or relocating to targeted areas. The goal for FY 2001-02 was the creation of fifty (50) jobs, of which twenty-six (26) reserved for low- and moderate- income individuals.*

Accomplishments/Status of Activity: The Austin Community Development Bank provides essential capital and services for disadvantaged businesses in Austin. In FY 2001-02 ACDC exceeded their goal and created 65 jobs of which 47 went to low- and moderate- income individuals.

Microenterprise Technical Assistance (IDIS #3002)

Activity Description and Action Plan Goal: *The Microenterprise Technical Assistance Project currently contracts with Businesses Invest in Growth (BiG) for \$160,000 in operating funds to train individuals in qualified microenterprises located within the City limits of Austin. (A microenterprise is a business which has five or fewer employees, one of which is the owner.) BiG's business development curriculum includes business planning, accessing capital, marketing, and financial management. Their goal for FY 2001-2002 to reach 40 businesses and create 2 jobs.*

Accomplishments/Status of Activity: BiG provided 165 classes to 181 different businesses, making up 1633.4 hours of training. This greatly exceeds their goal of reaching forty (40) businesses. They also created six (6) jobs of which two and one half (2.5) jobs went to low- and moderate- income individuals which exceeds their goal of creating two (2) jobs. These jobs are applied to the goal of creating or preserving 250 jobs, primarily to low- and moderate- income individuals.

Neighborhood Commercial Management Program (IDIS #2284)

Activity Description and Action Plan Goal: *The Neighborhood Commercial Management Program (NCMP) is a revolving loan pool that helps small businesses that have been in existence for two or more years expand their operations by providing gap financing for fixed assets in exchange for job creation or retention. As a designated revolving loan fund, proceeds from the repayment of loans can only be used to provide additional loans that meet program requirements. The Program will serve twenty (20) jobs in FY 2001-02.*

Accomplishments/Status of Activity: Due to a downturn in the economy, the contractor was only able to create five (5) jobs in FY 2001-02, all being held by low- and moderate- income individuals. However, two (2) loans totaling \$590,000 were approved for funding in FY 2001-02 which will create a minimum of twenty-seven (27) jobs over the next 3 years. Additionally a Section 108 loan has been secured in the amount of \$2,000,000 to add to the NCMP revolving loan program.

Small Minority Business Assistance (IDIS Project #2147, 2148, 2214)

Activity Description and Action Plan Goal: *The Small Minority Business Assistance Project (SMBA) focuses on developing long term management skills of small and minority businesses located within the City limits of Austin through intensive management training workshops, one-on-one consultations, technical assistance, provision of information services, and access to experts in a variety of fields. Actual program services are contracted out to qualified service providers who will create twenty-two (22) jobs.*

Accomplishments/Status of Activity: The three (3) SMBA sub-recipients were responsible for the creation of twenty-two (22) jobs of which twenty (20) went to low- and moderate- income individuals through the training, one-on-one consultations, technical assistance, provision of information services, and access to experts in a variety of fields.

Commercial Revitalization

East 11th and 12th Street Redevelopment Program (IDIS Project #2276)

Activity Description and Action Plan Goal: *In an effort to better target investment, NHCD has put in place a tri-party acquisition, development, and loan agreement with the Austin Revitalization Authority and the Urban Renewal Agency to redevelop a discrete area within one of Austin's most culturally rich and economically distressed neighborhoods. In keeping with the Council-approved Urban Renewal Plan, the City will provide \$9 million in HUD Section 108 Loan financing for land and property acquisition and redevelopment. Revitalization activities will also include property demolition, preservation of historic structures, rehabilitation of substandard structures and the construction of new retail and office facilities.*

Accomplishments/Status of Activity: The historic renovation of the property located at 1101 East 11th Street, locally known as the Haehnal Building, was completed in October 2001. Architectural design work for the historic renovation of 1154 Lydia Street was also completed during the past Fiscal Year, with renovation projected to start in March 2003. The street beautification and utility improvement projects are underway on East 11th Street. In addition, the architectural design work for the construction of 57,000 square feet of office/retail (Eleven East) space in the 1000 block of East 11th Street has completed with construction projected to start in January 2003. During FY 2001-02, seventeen (17) parcels of land in the redevelopment area were acquired to support both the street beautification and the Eleven East projects. As a result of the acquisition activities, nine (9) families were relocated.

A principal payment of \$196,934.86 was made this year on the \$9 million Section 108 loan. See Section 5 for Section 108 loans.

PUBLIC SERVICES

All Public Services programs were listed as high priority activities in the FY 2000-2005 Consolidated Plan, except for Senior Services. The overall goal for these programs was: "Provide accessible human services that meet the needs of Austin's low-income residents and reach as many as possible."

Neighborhood Revitalization

Renters' Rights/Fair Housing Counseling (IDIS #2552)

Activity Description and Action Plan Goal: *CDBG funds will be used to provide counseling and landlord/tenant dispute mediations to 630 low- to moderate- income clients. In addition the funds will provide counseling and information services to renters concerning their rights as well as their responsibilities under local, state, and federal laws. This activity is part of the comprehensive Continuum of Care recommended by the Community Action Network's Homeless Task Force to provide services that can prevent homelessness and assist families with achieving self-sufficiency. The Austin Tenants' Council (ATC) is designated by NHCD as the primary agency to provide this service. ATC will provide these services as a program ATC calls the Renters Rights Assistance Program.*

Accomplishments/Status of Activity: The Austin Tenants' Council exceeded its goal of serving 630 households. A total of 662 households were provided counseling on renters rights, and 113 households were provided tenant-landlord mediation services, bringing the total number of households served to 777. Included in the total number of households served were 441 fair housing complaints that were identified throughout the year. During the year, staff of the Tenants' Council provided nineteen (19) presentations on renters rights to various groups.

Housing Information Referral Services (IDIS #2838)

Activity Description and Action Plan Goal: *Austin's extremely tight rental and homeownership markets have created an acute need to improve accessibility to information about available affordable housing. In an effort to better facilitate transitions up the housing continuum, NHCD will provide technical assistance, referrals and customer assistance in finding available housing and accessing related support services. NHCD staff provide technical assistance about NHCD programs, City services, ordinance, regulations, policies, and administrative procedures. It is anticipated that this activity will serve approximately 11,000 individuals.*

Accomplishments/Status of Activity: Accomplishments/Status of Activity: A total of 12,718 calls were handled in FY 2001-02. A decrease of 1,433 over FY 2000-01. NHCD exceeded the budgeted amount for FY 2001-02 (11,000) by 1,718. The Internet/housing websites have been operating for the last 6 months, which is also a contributing factor to the decrease in housing related calls. We will continue to enhance the Internet/housing websites for reaching a greater audience. This service/technical assistance will be provided through avenues such as neighborhood centers.

Child Care (IDIS #2824, 2825, 2826, 2827, 2919, 2920, 2921, 2972)

Activity Description and Action Plan Goal: *Child care ranked highly in the City's community participation process. As a result, CDBG funds will be allocated for: (1) child care vouchers for homeless and near homeless families; (2) child care vouchers for clients enrolled in self-sufficiency programs; (3) child care spaces for teenage parents; and (4) quality improvement services. The funds will be used to provide subsidized childcare to 219 youth.*

Accomplishments/Status of Activity: The Austin/Travis County Health and Human Services Department (HHSD) administers this program. Subrecipients were awarded funding under Child Care Services. The services provided by the subrecipients are Teen Parent Child Care, the purchase of child care slots for low- and moderate- income individuals, and child care training to those individuals that are employed by child care centers. The total number of youth served was 305 for FY 2001-02 which exceeded the annual goal of 219 youth to be served.

English as a Second Language (IDIS# 2629)

Activity Description and Action Plan Goal: *NHCD will continue to support English as a Second Language in FY 2001-02. The ESL program is provided through an interlocal agreement between the City and Austin Independent School District. English language and adult basic education classes leading to GED are provided at the following seven AISD elementary schools: Allison/Delores, Becker San Jose, Brown, Pecan Springs/Sacred Heart, Zavala Cristo Rey, Sunset Valley,*

Walnut Creek. The program will serve 950 eligible individuals.

Accomplishments/Status of Activity: This contract is managed by HHSD. In fiscal year 1999-2000, 730 people were served. This program's reporting is three years in arrears due to the contractor not providing sufficient information needed to execute the contract. All contract issues have been resolved. Payment was made on the 1999-2000 contract in 2001. Payment and reporting on the FY 2000-01, FY 2001-02, and the FY 2002-03 contracts will be included in the next CAPER. The goal for the program in FY 1999-2000 was to serve 950 people. The program was funded with two sources of funds, CDBG and General Fund dollars. The goal was not met due to the type of statistics kept by the contractor. Demographic information was kept only for students served under CDBG funding. Reporting for subsequent contracts will include all students served under the program, not just those allocated to the CDBG funding source.

Neighborhood Support Program (IDIS #3048)

Activity Description and Action Plan Goal: *The Neighborhood Support Program's (NSP) overall goal is to improve the quality of life in neighborhoods and to increase resident participation in neighborhood activities. Neighborhood Housing and Community Development staff worked with neighborhood associations, neighborhood-based organizations and non-profit organizations to assist with projects that are consistent with neighborhood priorities. At least 2,000 residents of CDBG-priority neighborhoods are expected to be served in FY 2001-02.*

Accomplishments/Status of Activity: A total of 12,474 persons benefited from the services provided under this program. This exceeded our goal of serving 2,000 people. The services coordinated by Neighborhood Housing and Community Development staff included: newsletter and flyer development and dissemination for two neighborhoods; two neighborhood cleanups; two Raise the Roof events; two NeighborFest events; and collaborations with other city departments (Police and Parks) for community service events. Staff worked with neighborhood and non-profit organizations to facilitate these different activities. The substantial increase in the number of people served was accomplished by the increased opportunities for communication activities.

Senior Services (IDIS #2821)

Activity Description and Action Plan Goal: *The program is designed to prevent and protect elders from becoming victims of abuse, neglect, or exploitation. It also enables elders to live as independently as possible in safe, decent, affordable housing. CDBG funds will be used to assist 234 families. This program is administered by the Austin/Travis County Health and Human Services Department (HHSD) and operated by Family Eldercare, a local nonprofit organization.*

Accomplishments/Status of Activity: The program guidelines for this contract allow the subrecipient to provide services to persons 55 years of age if they are disabled or incapacitated. All other persons must be 63 years or older. The action plan for the time period of October 1, 2001 through September 30, 2002 was to serve 234. The subrecipient provided services to a total of 184 clients. This contract is being renewed for FY 2002-03.

Youth Services Program (No IDIS #)

Activity Description and Action Plan Goal: *Improving services for youth was a high priority for Austin residents. This activity funds educational and training opportunities for low- to moderate- income youth. CDBG funds will serve 500 youth.*

Accomplishments/Status of Activity: The previous program design for these Youth Services has been reevaluated during this past fiscal year primarily because of high administrative burdens on non-profits with marginal capacity. After months of program development, collaboration with the Austin/Travis County Health and Human Services Department, the Community Action Network and others in the community NHCD agreed to allocated funds to the "Youth and Family Assessment Center". This program is to be operated through the Austin/Travis County Health and Human Services Department and all federal funds are provided directly to youth after they have received assessment at the Center regarding services that are most appropriate for them. Due to extended contract negotiations no funds were expended this fiscal year. The contract has been finalized and executed. All performance numbers will be reported in the next CAPER.

PUBLIC FACILITIES AND IMPROVEMENTS

Public facilities were listed as low priority activities in the Consolidated Plan, 2000-2005. The following projects were underway:

Homeless Shelter

Activity Description and Action Plan Goal: *The City of Austin committed to develop a downtown homeless shelter, clinic and resource center. The completed facility will provide 100 beds (expandable to 250 beds in extreme conditions.) This project also includes the temporary shelter and women/children's shelter.*

Permanent Downtown Homeless Shelter

Accomplishments/Status of Activity: Construction design work is complete. Project has been bid and contractor selected. A groundbreaking was held on August 20, 2002. Construction has commenced and is scheduled for completion in late 2003. The project is on schedule and budget.

Austin Resource Center for the Homeless (temporary shelter) (IDIS # 2839)

Accomplishments/Status of Activity: Construction is complete August 2001 and the facility is occupied and served 5,061 clients in FY 2001-02. The money was expended in FY 2001-02.

Women and Children's Shelter (IDIS #2658)

Accomplishments/Status of Activity: Part of the construction was completed in October 2001 and the facility is occupied. In FY 2001-02, the Women and Children's Shelter served 308 persons. Another phase of construction will commence in FY 2002-03. Additional work may be scheduled in the future.

Millennium Youth Entertainment Center (IDIS #3064):

Activity Description and Action Plan Goal: *In April 1999, the City of Austin received \$7.8 million in Section 108 loan proceeds for the development of the Millennium Youth Entertainment Center. The facility has a video arcade, skating rink, theater, food court, soft play area, and bowling alley. The project was completed and the grand opening held on June 18, 1999. From FY 2000-2001, \$170,965 was carried forward to FY 2001-2002, making the total amount to be paid this year, \$729,823.*

Accomplishments/Status of Activity: This year, the project's debt service obligations were met with CDBG funds in the amount of \$729,823.

El Buen Pastor Childcare Center (IDIS # 2197)

Activity Description and Action Plan Goal: *The facility is currently in use with increased numbers of children being served from low- to moderate- income families. All construction and warranty related items are completed. The goal was to serve 36 unduplicated youth this year.*

Accomplishments/Status of Activity: A total of forty-six (46) unduplicated youth were served during FY 2001-02. Of the forty-six (46) youth served, two (2) of their families were at income levels of eighty percent (80%) median family income (MFI), thirteen (13) youth at fifty percent (50%) MFI, and thirty-one (31) persons at thirty percent (30%) MFI.

Big Brothers/Big Sisters of Central Texas, Inc. (No IDIS #)

Activity Description and Action Plan Goal: *The City plans to rehabilitate the facility which will allow for the addition of 120 mentors to the program.*

Accomplishments/Status of Activity: Problems with securing adequate specifications and competent contractors delayed this project. A contractor has been secured, with construction slated to commence in October 2002. Completion will be within sixty (60) days.

Travis County Children's Advocacy Center (IDIS # 1885)

Activity Description and Action Plan Goal: *The Center provides a homelike, child-centered environment where children who have reported abuse and their protective caregivers can go for evaluation, crisis intervention, evidence gathering, and*

counseling. The expansion of the facility will provide for lead and asbestos removal. The construction of critical spaces for family interviews and capacity to serve additional children.

Accomplishments/Status of Activity: The Center has completed construction and renovation activities. The new portion, which contains medical facilities, interview rooms and administrative offices was opened opened for use in September 2002.

Austin/Travis County MHMR Infant-Parent Program Facility (IDIS #699)

Activity Description and Action Plan Goal: *This facility received it's Certificate of Occupancy on October 25, 2000.*

Accomplishments/Status of Activity: MHMR has a reporting requirement of 580 documented low- and moderate- income children for provided services. Over the past year, MHMR offered an array of services from their center and provided services to a total of 572 persons. Of the 572 persons, MHMR has documentation that 342 of those served are low- to moderate- income. MHMR continues to refine its' mechanisms to ensure that all necessary demographic information will be documented on all future clients.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CERTIFICATIONS FOLLOWED

Federal Requirement: Assess grantee efforts in carrying out the planned actions described in its action plan as part of the grantee's certifications that it is following a current HUD-approved Consolidated Plan. This should include a narrative analysis to show that the grantee: (1) pursued all resources that the grantee indicated it would pursue; (2) provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for which the grantee indicated that it would support application by other entities; and (3) did not hinder Consolidated Plan implementation by action or willful inaction. To the extent that these points are covered in other parts of the performance report, appropriate cross-reference will suffice.

Accomplishments/Status of Activity:

- (1) The City of Austin pursued all resources that it indicated it would pursue.
- (2) The City of Austin provided requested certifications of consistency for HUD programs in a fair and impartial manner. See Appendix IV for a complete list.
- (3) This CAPER clearly shows that the City of Austin did not hinder the implementation of the FY 1999-2005 Consolidated Plan either by action or willful inaction.

CDBG NATIONAL OBJECTIVES

If grantee funds are not used exclusively for the three national objectives, or if the grantee did not comply with the overall benefit certification, then narrative explanation must be included to address these issues. The narrative should address how the use of funds did not address national objectives and how future activities might change as a result of the current experience.

All CDBG funds allocated by the City were used exclusively for meeting the three national objectives. The Neighborhood Housing and Community Development Office complied with the overall benefit certification.

DISPLACEMENT / RELOCATION ACTIONS

If any activities specified for the program year involve acquisition, rehabilitation, or demolition of occupied real property, a narrative must be submitted that identifies the activities and that describes (1) steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities, (2) steps taken to identify those households, businesses, farms or nonprofit organizations who occupy the site of a CDBG-assisted project subject to the requirements of the Uniform Relocation Act or Section 104(d) of the 1974 Community Development Act, as amended, and whether or not they were displaced, and what the nature of their needs and preferences, and (3) a description of steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

As a result of the Section 108-assisted projects, the City on behalf of Urban Renewal Agency acquired 13 parcels that caused 9 households and 4 businesses to be relocated. The households were relocated under the guidelines of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The costs associated with the relocation of the 9 households were \$311,324 of which, \$162,000 was disbursed as of September 30, 2002. The 4 businesses are in the process of being relocated by January 6, 2003.

JOBS AVAILABLE TO LOW- OR MODERATE- INCOME PERSONS

If during the program year there were economic development activities undertaken where jobs were made available to low- or moderate- income persons, but were not taken by them, then the grantee must provide (1) a narrative of actions taken by the grantees and the businesses to ensure first consideration was or will be given to low/mod persons, and (2) a listing by job title of all the permanent jobs created/retained and those that were made available to low/mod persons. If any of the jobs claimed as being available to low/mod persons require special skill, work experience, or education, include a description of the steps being taken or that will be taken to provide such skills, experience, or education.

The City of Austin provided economic development incentives using CDBG funds to help increase job opportunities to low- to moderate- income persons. As a condition to receiving financial assistance, businesses agreed to provide a specific number of jobs, of which,

1. All jobs must be offered to low- to moderate- income persons and;
2. If not taken, the majority of created jobs must be filled by low- to moderate-income persons.

During FY 2001-02, the City achieved both programming goals, despite slowing economic conditions. Of the job opportunities offered, seventy-five percent (75%) were taken by low- to moderate- income persons. This exceeds the minimum CDBG standard of fifty-one percent (51%) low- to moderate- job placement. If special skills were needed, businesses agreed to provide substantial training or education beyond high school and were not considered a pre-requisite to fill such jobs.

SERVICE TO LIMITED CLIENTELE

Federal requirement: If the grantee undertook an activity during the program year which served a limited clientele not falling within one of the categories of presumed limited clientele low- to moderate-income benefit, then the grantee must provide a narrative description as to how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

The City of Austin did provide services to eligible clients beyond clients presumed to be low- to moderate-income. The City provided services to other low- to moderate- income households under the following conditions:

- The activity benefits were made available to all residents in a particular residential area where at least fifty-one percent (51%) of the residents were low- and moderate- income. The location and nature of service area was shown thorough available census data that the majority of households in the area were of low- and moderate- income.
- The activity benefits were made available to all eligible clients supported by specific information on family size and income so it is evident that at least fifty-one percent (51%) of the clientele served were households whose income does not exceed eight percent (80%) of the MFI for the Austin area.
- The activity benefits were made available to all clients because the activity was of a nature and/or be in a location that it could be concluded that the activity's clientele would be primarily low- to moderate- income. Since all income eligible housing programs are administered through the City's Neighborhood Housing and Community Development Department, it can be concluded that available information provided upon request on affordable housing opportunities in Austin would naturally attract clientele, the majority of which have incomes no greater than eighty percent (80%)¹¹ of the MFI for the Austin area.

CDBG PROGRAM INCOME

Federal requirement: If activities were undertaken during the program year that generated program income to revolving funds; program income from float funded activities; income from the sale of real property; other loan repayments, prior period adjustments; loans outstanding or written off; parcels of CDBG-acquired property available for sale; or lump sum draw-down payments, then narrative information must be provided in accordance with provisions of CDBG Handbook No. 7610.2 REV-2 pages 3-8 and 3-9, and exhibit 3b.

In fiscal year 2001-02 program income in the amount of \$2,124,308 (at 9/30/02, including \$750,000 repayment per agreement w/ HUD) was collected from the following CDBG-funded activities: Rental Housing Development Assistance, Neighborhood Commercial Management Program, Homeowner Rehabilitation Loans and Public Facilities. Twenty percent (20%) of the program income generated from these programs was used for program administration.

For each type of rehabilitation program for which projects/units were reported as completed during the program year, provide a narrative description that identifies the type of program and the number of projects/units completed for each, the total CDBG funds involved in the program, and other private funds involved in the project.

Rehabilitation activities funded with CDBG funds are described in the section on “Affordable Housing.”

NEIGHBORHOOD REVITALIZATION STRATEGIES

All grantees that had HUD-approved neighborhood revitalization strategies will report progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting annual progress.

The City of Austin has no HUD-approved neighborhood revitalization strategies. NHCD has numerous Neighborhood Revitalization programs, and is working this year to develop a strategy.

Table 2.1-1: Community Development Block Grant Goals and Accomplishments

**FY 2001-2002
HOUSING PROGRAMS**

Program	Available Program Level	2001-02 Program Goal		CDBG Funds Expended	Accomplishments	
Architectural Barrier Removal (Owner)	\$1,577,212	398	Units	\$736,180	356	Units
Emergency Home Repair	\$1,066,854	300	Units	\$999,352	549	Units
Homeowner Rehabilitation Loan Program	\$1,327,427	40	Units	\$734,220	14	Units
Acquisition and Development (Owner)	\$2,474,649	150	Units	\$498,614	13	Units
Architectural Barrier Removal (Rental)	\$518,228	132	Units	\$167,809	98	Units
Rental Housing Development Assistance	\$2,307,025	110	Units	\$1,176,651	100	Units
Community Housing Development Organizations (Rental)	\$0	25	Units	\$0	17	Units
TOTAL HOUSING PROGRAMS	\$9,271,395	1155	Units	\$4,480,635	1147	Units

Table 2.1-2: Community Development Block Grant Goals and Accomplishments

**FY 2001-2002
COMMUNITY AND ECONOMIC DEVELOPMENT PROGRAMS**

Program	Available Program Level	2001-02 Program Goal		CDBG Funds Expended	Accomplishments	
Business Assistance center	\$379,252	12	Jobs	\$281,624	16	Jobs
Community Development Bank	\$150,000	50	Jobs	\$150,000	65	Jobs
Micro-enterprise Technical Assistance	\$172,229	40	Businesses	\$147,420	181	Businesses
		2	Jobs		6	Jobs
Neighborhood Commercial Management Program	\$337,153	20	Jobs	\$67,284	5	Jobs
Small Minority Business Assistance	\$269,614	22	Jobs	\$35,798	22	Jobs
East 11th/12th Streets Revitalization	\$2,104,818	NA		\$1,484,572	NA	
East 11th/12th Streets Revitalization Debt Service	\$273,002	NA		\$269,328	NA	
TOTAL CED PROGRAMS	\$3,686,068	106	Jobs	\$682,126	114	Jobs
		40	Businesses		181	Businesses

Table 2.1-3: Community Development Block Grant Goals and Accomplishments

**FY 2001-2002
PUBLIC SERVICES PROGRAMS**

CDBG Funded Public Services Programs	Available Program Level	2001-2002 Planning Goal		CDBG-Funds Expended	Accomplishments	
Child Care Services	\$761,751	219	Persons	\$664,198	305	Persons
English as a Second Language	\$150,000	950	Persons	\$50,000	730	Persons
Renter's Rights/Fair Housing Counseling	\$313,307	630	Persons	\$230,881	777	Persons
Housing Information and Referral	\$104,632	11,000	Persons	\$56,053	12,718	Persons
Neighborhood Support Program	\$247,894	2,000	Persons	\$14,387	12,474	Persons
Senior Services	\$121,918	234	Persons	\$110,000	184	Persons
Voluntary Compliance	General fund	NA			NA	
Youth Services	\$409,482	500	Persons	\$7,045	0 *	Persons
TOTAL PUBLIC SERVICES PROGRAMS	\$2,108,984	15,533	Persons	\$474,140	27,188	Persons
* Performance numbers will be reported next year.						

Table 2.1-4: Community Development Block Grant Goals and Accomplishments

**FY 2001-2002
PUBLIC FACILITIES PROGRAMS**

CDBG Funded Public Facilities Programs	Available Program Level	2001-2002 Planning Goal		CDBG-Funds Expended	Accomplishments	
Homeless Facilities: Women/Children's Shelter; ARCH; Homeless Facility	\$830,647	NA		\$690,219	5369	Persons
Child Care Facility: El Buen Pastor	\$224,199	36	Persons	\$5,774	46	Persons
Public Facilities: Travis County Child Advocacy Center; Big Brother/Big Sisters Facility; ATC Infant Parent Program	\$448,473	NA		\$135,087	572	
Millennium Youth Center (debt service)	\$908,459	NA		\$729,823	NA	
TOTAL PUBLIC FACILITIES PROGRAMS	\$2,411,778	36	Persons	\$984,090	5987	Persons

Table 2.1-5
Beneficiary Demographics for Community and Economic Development Programs
FY 2001-02

Program	Median Family Income				Ethnicity					Characteristics			Total
	0-30%	31-50%	51-80%	More than 80%	Anglo	African Am.	Hispanic	Asian/Pacific Island	Native Am.	Female Head of Household	Elderly	Person w/ disability in Household	People
Business Assistance Center	-	-	10	6	6	2	8	-	-	NA	NA	NA	16
Community Development Bank	-	-	47	18	8	8	49	-	-	NA	NA	NA	65
Microenterprise Tech. Assistance	2	-	1	3	NA	NA	NA	NA	NA	NA	NA	NA	6
Neighborhood Commercial Mgmt. Program	-	-	4	1	1	1	3	-	-	NA	NA	NA	5
Small Minority Business Assistance		2	18	2	-	2	2	18	-	NA	NA	NA	22
East 11th and 12th St.- Revitalization	-	-	2	-	-	2	-	-	-	NA	NA	NA	2
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Community & Econ. Development Programs.....	2	2	82	30	15	15	62	18	-	-	-	-	116
Child Care Services	-	58	247	-	72	104	128	-	1	226	-	1	305
English as a Second Language	-	-	-	-	-	-	-	-	-	-	-	-	-
Renter's Rights and Fair Housing Counseling	523	200	54	-	243	199	313	19	3	392	31	NA	777
Housing Information Referral Services	Demographics not required												
Neighborhood Support Program	Demographics not required												
Senior Services	42	138	4	-	138	30	16	-	-	124	158	67	184
Voluntary Compliance Agreement	Demographics not required												
Youth Support Services	-	-	-	-	-	-	-	-	-	-	-	-	-
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Public Services Programs.....	565	396	305	-	453	333	457	19	4	742	189	68	1,266
Homeless Shelter	Demographics not required												
Child Care Center	Demographics not required												
Millennium Youth Entertainment Complex	Demographics not required												
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Public Facilities Programs	Demographics not required												
TOTAL, ALL NON-HOUSING PROGRAMS.....	567	398	387	30	468	348	519	37	4	742	189	68	1,382



Section 2:
HOME Investment Partnerships Program
Program Summaries and Accomplishments

**CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**Section 2: HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
Summary of Accomplishments, FY 2001-02**

**SUMMARY OF ACCOMPLISHMENTS
FY 2001-02**

Federal Requirements: An analysis of the extent to which HOME funds were distributed among different categories of housing needs identified in the Consolidated Plan.

In the Consolidated Plan, 2000-05, the City of Austin identified five HOME-funded activities. In the following narrative, each program's goal and its corresponding project number in the Integrated Disbursement and Information System (IDIS) are restated, followed by a summary of program activity.

Owner-Occupied

Homeowner Rehabilitation Loan Program (IDIS # 2651, 2668, 2833, 2834, 2974, 2990, 2995, 3019)

Activity Description and Action Plan Goal: *The Homeowner Rehabilitation Loan Program assists low and moderate-income homeowners with more substantial repairs, such as foundation repair or replacement. At least one housing code violation must exist to be eligible for the program. Loans are to be provided to needy families who are unable to obtain private financing. Forty (40) homeowners will be assisted.*

Accomplishments/Status of Activity: The purpose of the Homeowner Rehabilitation Loan Program is to address substandard housing conditions of owner-occupied residences located in the City of Austin. The Program provides financial assistance to low and moderate-income homeowners to (i) repair homesteads to meet Housing Code requirements of the City of Austin, (ii) perform required repairs to make the home decent, safe, and sanitary, and (iii) replace or reconstruct homesteads that are not economically feasible to repair. Deferred loans will be available to needy families who are unable to obtain private rehabilitation financing. The program will provide a deferred loan at zero percent (0%) or three percent (3%) in the amount not to exceed \$50,000 to repair a home or \$85,000 to replace a home that is not economically feasible to be repaired. This program expands on and replaces the Moderate Rehabilitation Program.

As of September 30, 2002, eighty-two (82) applications were reviewed under the Homeowner Moderate Rehabilitation Program. Fourteen (14) activities were completed, expending approximately \$557,691.60 and falling short of the goal of 40. All of the fourteen (14) units were funded with CDBG dollars, and five (5) of the fourteen (14) were funded with HOME dollars. However, thirty-three (33) loans were closed and a total of \$1,482,763.00 was encumbered to complete the activities currently under construction. Eleven (11) of the thirty-three (33) closed loans were reconstruction projects. All of the fourteen (14) units were produced went to homeowners under eighty percent (80%) MFI. The reconstruction projects require an average of five months for completion, eight (8) activities were closed after March 2002 and were carried over to FY 2002-03 for completion.

First-Time Homebuyer

Down Payment Assistance (DPA) IDIS #s 2841, 2846, 2847, 2849, 2851, 2852, 2865, 2866, 2874, 2875, 2876, 2879, 2881, 2888, 2889, 2891, 2892, 2893, 2894, 2897, 2899, 2912, 2913, 2914, 2915, 2916, 2917, 2922, 2923, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2937, 2938, 2940, 2942, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2962, 2963, 2964, 2966, 2967, 2968, 2969, 2971, 2973, 2977, 2978, 2979, 2980, 2981, 2983, 2996, 2997, 2999, 3000, 3005, 3008, 3014, 3016, 3018, 3040, 3046, 3047, 3050, 3054, 3055, 3057, 3058, 3059, 3060, 3066, 3067, 3070, 3086, 3090, 3095, 3097, 3098, 3139, 3140, 3141, 3143, 3148, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3160, 3163, 3164, 3165, 3166, 3169, 3171, 3172, 3173, 3175, 3176, 3178, 3179, 3181, 3183, 3184, 3185, 3187, 3188, 3189, 3192, 3195, 3196, 3198, 3199, 3201, 3202, 3203, 3211, 3215, 3220, 3221, 3223, 3224, 3225, 3226, 3227, 3228, 3230, 3231,

3238, 3239, 3240, 3243, 3244, 3245, 3249, 3250, 3252, 3255, 3257, 3258, 3259, 3260, 3261, 3267, 3268, 3270, 3272, 3275, 3281, 3282, 3284, 3290, 3291, 3292, 3294, 3296, 3298, 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3312, 3313, 3315, 3316, 3317, 3319, 3320, 3331, 3356, 3360, 3365, 3366, 3368, 3370, 3372, 3377, 3390, 3391, 3399, 3404, 3405, 3406, 3414, 3428)

Activity Description and Action Plan Goal: *The DPA program provides deferred or below market-rate loans to low and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase. Loans are based on need and allow assistance not to exceed \$10,000 on existing homes and \$15,000 on new construction homes. Loans are secured by a subordinate lien on the property that is non-assumable.*

Accomplishments/Status of Activity: The Down Payment Assistance (DPA) Program provides financial assistance to income eligible families to help pay for down payment and closing costs associated with purchasing their first home. The loan is in the form of a non-amortized, non-assumable, non interest-bearing loan secured by a lien on the property. The loan is repaid at the time the owner sells the home, refinances, pulls equity, transfers title, or moves out of the property. The repaid funds are used to help future homebuyers. For FY 2001-02, 205 down-payment assistance loans were closed. The program exceeded the projected Action Plan goals of 156 units.

Acquisition and Development (Owner) (IDIS #2479, 2480, 2554, 2555, 2556, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2662, 2663, 2664, 2984, 2985)

Activity Description and Action Plan Goal: *Working with lenders to leverage City and federal funds, the City plans to reduce the cost of capital for acquisition of lots and minimize the risk of housing development. Under models used by various lenders, public funds can be used as collateral and may be matched in below-market rate financing for infrastructure development and acquisition. The City will also act as a joint venture partner with nonprofit and for-profit developers to convert tracts of land into affordable lots for homeownership and rental development. A total of 150 units will be produced for new homeownership opportunities for low and moderate-income residents.*

Accomplishments/Status of Activity: During FY 2001-02, the Acquisition and Development Program sold fifteen (15) homes to families with incomes below eighty percent (80%) of median family income and two homes to moderate-income families above eighty percent (80%) MFI through AHFC's Small Builder and Infill Construction activities (HOME). Thirteen (13) of the fifteen (15) homes were funded with CDBG dollars, and all fifteen (15) homes were funded through HOME dollars. Through its development activities, the Austin Housing Finance Corporation financed infrastructure development in three affordable housing developments that will result in the construction of 204 single-family housing units over the next fiscal year. These developments are the Heritage Village Subdivision with fifty-six (56) lots under construction; Los Arboles Subdivision with 103 lots under construction; and the Devonshire Park Subdivision: forty-five (45) homes under construction (CDBG and Private Financing).

In FY 2000-01, AHFC acquired, with non-federal funds, 208 acres at Colony Park. This acquisition will eventually generate in excess of five hundred lots for affordable housing. AHFC is currently developing an RFP for the development of this project.

Community Housing Development Organization (CHDO) Program (Owner) (IDIS #509, 1345, 2319, 2320, 2325, 2455, 2499, 2514, 2515, 2516, 2563, 2565, 2566, 2567, 2806, 2840, 2859, 2882, 2948,)

Activity Description and Action Plan Goal: *As a condition of its acceptance of HOME funds, the City of Austin is required to set aside at least 15 percent of its HOME allocation to CHDOs. Certified CHDOs use the funds for principal buy-down assistance, rehabilitation, new construction or property acquisition for single-family and rental housing (See all CHDO-Rental Program). An estimated 25 homeownership units are expected to be sold to income-eligible homebuyers through the CHDO program in fiscal year 2001-02. Existing contracts with Habitat for Humanity, Guadalupe Neighborhood Development Corporation and American Youthworks will generate the majority of the 25 units.*

Accomplishments/Status of Activity: For the fiscal year, a total of nineteen (19) single-family homes were built by three CHDOs and sold to eligible first-time homebuyer families. The homes were built by Austin Habitat for Humanity (11 houses), Guadalupe Neighborhood Development Corporation (5 houses), and American Youthworks (3 houses). Sixty-eight percent (68%) of the homes were sold to female heads of household, and over sixty percent (60%) of the homes were sold to families earning fifty percent (50%) or less of the median income. The program fell short of its goal of twenty-five (25) completed houses, as two CHDOs spent significant time during the year managing

issues on their non-federally-funded projects. These efforts diverted limited staff resources away from their federally-funded projects.

The CHDO program also certified 4 organizations as first-time City of Austin CHDOs, and renewed CHDO certification for an additional 15 organizations.

Anderson Hill Redevelopment (formerly SCIP II) Owner (IDIS #2525, 2523, 2524)

Program Description: *The Anderson Hill Redevelopment program is designed to construct or rehabilitate up to 24 homeownership units in Anderson Hill neighborhood. The Austin Housing Finance Corporation will manage the construction, marketing and sale of the properties.*

Accomplishments/Status of Activity: Three (3) new houses were constructed in the Anderson Hill Redevelopment area and sold to families earning no more than eighty percent (80%) of MFI. Five (5) more lots were sold to the Austin Housing Finance Corporation in which four new houses will be constructed with a completion date of late April 2003 for the first three houses. Floor plans, site plans and designs for the 10-unit townhouse development is near completion. Re-subdivision of current parcels into urban lots is underway.

Rental Housing

Rental Housing Development Assistance (IDIS # 2871, 2390, 2395)

Activity Description and Action Plan Goal: *Designed to create and retain more affordable rental units, the program will provide gap financing to developers and investors for the development and rehabilitation of affordable rental projects that would otherwise be economically infeasible. Projects must create units affordable for low- and moderate- income residents or meet the needs of special populations. The program will provide deferred payment loans and/or below-market interest rate loans for acquisition, rehabilitation, or new construction. For FY 2001-02 at least 110 rental units for low-to-moderate income households and/or persons with special needs will be created or retained.*

Accomplishments/Status of Activity: In FY 2001-02, the Rental Housing Development Assistance (RHDA) Program provided gap financing totaling \$1,347,650 (\$1,171,900 CDBG / \$175,750 HOME) in federal assistance for the development of ninety-four (94) units of rental housing comprised of an eighty-five- (85) unit (\$1,100,000 CDBG / \$175,750 HOME) single room occupancy (SRO) facility for very low income individuals, and nine (9) units (\$71,900 HOME) of transitional housing for single homeless military veterans. Of the total units assisted, nine (9) units were completed and 85 units are pending completion in FY 2002-03. All ninety-four (94) units are reserved for families with yearly incomes of or below fifty percent (50%) of the MFI.

In addition to the nine (9) units completed, 153 rental units for which federal assistance was provided in prior years were also completed in FY 2001-02. The 153 units include sixty-two (62) units in a 160-unit project (\$500,000 HOME / \$500,000 HTF) which was pending completion at the close of FY 2000-01, and ninety-one (91) units which represent the initial units completed in a 250-unit project (\$500,000 HOME) that is pending completion in FY 2002-03. All 153 units are reserved for families with yearly incomes of or below sixty percent (60%) of the MFI.

Additionally, forty-four (44) units were also completed which received non-federal City Housing Trust Fund assistance in prior years through the RHDA Program. The forty-four (44) units include fourteen (14) units (\$500,000 HTF) of transitional housing for homeless families, and thirty (30) units that represent the initial units completed in a 176-unit project (\$500,000 HTF) for low income elderly families pending completion in FY 2002-03. All forty-four (44) units are reserved for families with yearly incomes of or below fifty percent (50%) of the MFI.

In summary for FY 2001-02, the RHDA Program provided gap financing totaling \$1,347,650 in federal assistance for the development of ninety-four (94) units of rental housing and facilitated the completion of 162 federally-assisted units and forty-four (44) non-federal units for a total completion of 206 units. Of the 206 units completed, 153 units are reserved for families with yearly incomes of or below sixty percent (60%) of the MFI, and fifty-three (53) units are for families with yearly incomes of or below fifty percent (50%) of the MFI. Of the fifty-three (53) units, twenty-three (23) units are transitional housing units that serve homeless families.

- In addition to the completion of 206 rental units, 401 rental housing units were in production at year's end anticipated to be completed during FY 2002-03.

Acquisition and Development (Rental) (No IDIS #)

Activity Description and Action Plan Goal: *The program works with lenders to leverage City and Federal funds, reducing the cost of capital for acquisition and development of multifamily units. Using bond financing as well as S.M.A.R.T. Housing fee waivers and facilitation to reduce development costs, the City will act as a joint venture partner with nonprofit and for-profit developers to convert surplus tracts of land into affordable rental housing. Land planning and engineering of available tracts in specific neighborhoods will be pursued on an ongoing basis. In FY 2001-02, thirty-five (35) units were proposed for completion.*

Accomplishments/Status of Activity: This program will be phased out, and the units produced in FY 2001-02 are included in the Rental Housing Development Assistance Program.

Community Housing Development Organizations (CHDOs) – Rental (IDIS #2400, 2650, 2649, 2648, 2647)

Program Description: *As a condition of its acceptance of HOME funds, the City of Austin is required to set aside at least 15 percent of its HOME allocation to CHDOs. Certified CHDOs use funds for acquisition, rehabilitation or new construction of rental housing for low and moderate-income tenants. (See also CHDO-Owner). An estimated 25 affordable rental units will be acquired, rehabilitated, or created through the CHDO program in fiscal year 2001-02. As the CHDO program has been dominated by single-family development for homeownership for the last several years, these proposed accomplishments represent continued efforts to encourage CHDOs to engage in rental housing development.*

Accomplishments/Status of Activity: For the fiscal year, a total of seventeen (17) rental units financed under the CHDO program were completed and occupied. All of those units were occupied by residents earning fifty percent (50%) or less of the median family income. Over half were female-headed households. The program fell short of its goal of twenty-five (25) completed rental units, due to delays in a 9-unit new construction project that had been expected to be completed and occupied in FY 2001-02. The project faced considerable difficulties in the subdivision, variance and wastewater review processes that caused the completion date to move to FY 2002-03.

The CHDO program also certified 4 organizations as first-time City of Austin CHDOs, and renewed the CHDO certification of an additional 15 organizations.

Anderson Hill Redevelopment – Rental (no IDIS #)

Program Description: *The Anderson Hill Redevelopment program is designed to construct 24 rental units in the Anderson Hill neighborhood. The Austin Housing Finance Corporation will be responsible for the construction of the units and will manage the units until ownership is transferred to the Anderson Hill Neighborhood Council.*

Accomplishments/Status of Activity: The implementation of rental units has been postponed until FY 03 due to the limited amount of funds available for this project.

Transitional/Assisted Housing

Tenant Based Rental Assistance (IDIS #2807):

Program Description: *The Tenant-Based Rental Assistance program provides rental-housing subsidies and security deposits to eligible homeless families earning up to 50 percent MFI. The FY 2001-02 goal for the program was to serve 60 families.*

Accomplishments/Status of Activity: The Housing Authority of the City of Austin (HACA) provides security deposit assistance and up to 18 months of rental assistance to homeless families who are working toward self-sufficiency under the guidance of the 'Passages' program. Families are referred to the TBRA program through the 'Passages' collaboration, a program that provides case management to homeless families. This collaboration is coordinated by HACA and the Salvation Army. HACA had an annual objective to provide rental assistance to 60 new families during the fiscal year. The program met and exceeded that goal, serving a total of 96 new families. All of those families have incomes at 50 percent of the area median income or less. In total, 596 monthly rental payments were issued.

PROGRAM INCOME

Program Income is income received by a PJ, state recipient, or sub-recipient directly generated from the use of HOME funds or matching contribution. Program income includes, but is not limited to: proceeds from the sale or long-term lease of real property acquired, rehabilitated or constructed with HOME funds or matching contributions; income from the use or rental of real property; payment of principal and interest on loans made with HOME or matching funds, and proceeds from the sale of loans or obligations secured by loans made with HOME or matching contributions; interest on program income and any other interest or return on the investment of HOME and matching funds.

In fiscal year 2001-02 program income in the amount of \$376,155 was collected from the following HOME- funded activities: Rental Housing Development Assistance, Community Housing Development Organizations, Anderson Hill Development and Down Payment Assistance. Ten percent of the program income generated from these programs was used for program administration. Anderson Hill properties were conveyed to AHFC as a sale proceed to the City of Austin in the amount, \$261,171 by the percentage of funding source in the total amount prior to the closing date.

OTHER HOME REPORTING REQUIREMENTS

Federal Requirements: A report on match contributions made using a separate Home Match Report.

HOME PJ's should submit Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

**Table 2.2-1 Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)
HUD Form 40107 Part III**

Minority Business Enterprises (MBE)						
	a. Total	b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	f. White Non-Hispanic
A. Contracts:						
1. Number	41	0	0	1	0	40
2. Dollar Amount	\$1,791,561.85	0	\$0	\$1,600	\$0	\$1,789,961.85
B. Sub-Contracts:						
1. Number	0	0	0	0	0	0
2. Dollar Amount	0	0	0	0	0	0

Women Business Enterprises (WBE)						
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts:						
1. Number	41	11	30			
2. Dollar Amount	\$1,791,561.85	\$511,671.77	\$1,279,890.08			
D. Sub-Contracts:						
1. Number	0	0	0			
2. Dollar Amount	0	0	0			

Federal Requirements: The results of on-site inspections of affordable rental housing assisted under HOME and an assessment of the City of Austin's affirmative marketing actions and outreach to minority and women-owned businesses.

- ***On-Site Inspections:*** All units required by the Voluntary Compliance Agreement to be accessible or adaptable undergo plan review and inspection for accessibility components under a contract with The Buck Group. New single-family homes receiving City assistance must meet local visitability standards and receive plan review and inspection by City staff prior to occupancy. All S.M.A.R.T. Housing units are inspected for compliance with accessibility and visitability standards during the construction stage. In addition, the Buck Group completed plan review and inspection for 38 multi-family sites, with 17 in FY 01-02. The Voluntary Compliance Agreement required plan review or inspection of 20 multi-family sites by September 2002. Three sites report that they have made all corrections and have requested re-inspection by the Buck Group. HUD has recognized NHCD to be in compliance with the Voluntary Compliance Agreement.
- ***Affirmative Marketing Actions:*** The City's efforts toward affirmative marketing in its housing programs are aimed at ensuring that eligible participants have ample access and opportunity for programs using federal funds. These efforts include marketing events through all media outlets, homebuyer fairs, community meetings, and subcontractor requirements. In addition, staff hosted several events to promote housing assistance programs available for eligible participants. These included:

Table 2.2-2 Affirmative Marketing Actions 2001-2002			
October 10, 2001	Grand opening celebration of Southwest Trails Apartment Complex	May 11,	2002 Neighborhood Housing Services of Austin (NHSA) Groundbreaking Ceremony
October 13, 2001	Annual Raise the Roof Day	May 11, 2002	Immigration Forum and Housing Fair
October 26, 2001	Ribbon Cutting Celebration of the Hachnal Building	June 15, 2002	Blunn Creek Nature Preserve Clean-up Project
November 20, 2001	Housing Information Session at One Texas Center	June 18, 2002	"Welcome Home" Ceremony (Glen Oaks neighborhood)
January 27, 2002	Glen Oaks Open House*	June 22, 2002	Community Lending Office Open House
March 9, 2002	St. John's Open House*	July 25, 2002	Manor House Groundbreaking
March 23, 2002	Glen Oaks Open House*	August 2, 2002	"Welcome Home" event (Canterbury reconstruct)
April 6, 2002	Gladeline Open House*	August 15, 2002	Primrose of Shadow Creek Ribbon Cutting Celebration
April 13, 2002	Anderson Hill Open House*	August 20, 2002	ARCH Groundbreaking
April 17, 2002	Ft. Branch at Truman's Landing Ribbon Cutting Celebration	September 13-14, 2002	Day of Caring/Raise the Roof
April 20, 2002	Second Annual NeighborFest	September 20, 2002	Anderson Hill Groundbreaking Lott Park-Brownfield Grants
April 25, 2002	Children's Advocacy Center Ribbon Cutting Celebration	April 29, 2002	CDBG Reception
April 26, 2002	Housing Fair at ACC Eastview Campus	September 24, 2002	Heritage Village Groundbreaking

*These events promoted both new home sales, first-time homebuyer programs and owner-occupied programs

- ***Outreach to Minority and Women-Owned Businesses.*** Contractors providing construction-related services were utilized by AHFC's homeownership and rental development programs. AHFC solicited minority and women-owned businesses through advertisement a and through letters mailed to the Hispanic Contractors Association, the Black Contractors Association, and Women in Construction. All AHFC contracts requiring construction include goals for minority and women-owned businesses. Provisions require good faith effort in achieving these goals, calculating contractor participation, and substituting contractors. Included in these provisions are the requirement to solicit through available means services from organizations who have the capability to perform the work of the contract; to provide interested contractors with adequate information about plans, specifications, and requirements of the contract in a timely manner allowing opportunity to respond to solicitations; and, negotiating in good faith with these respective contractors.

Table 2.2-3
HOME HOUSING GOALS AND ACCOMPLISHMENTS
FY 2001-2002

Priority	HOME-Funded Programs	Available Program Level	Action Plan Goal	Units	Funds Expended	Accomplishments	Units
Owner-Occupied	Homeowner Rehabilitation Loan Program	\$467,342	40	Units	\$237,971	5	Units
First-Time Homebuyer Housing	Down Payment Assistance	\$2,393,613	156	Persons	\$2,127,797	205	Persons
	Acquisition and Development (Owner)	\$1,692,185	150	Units	\$1,272,598	15	Units
	Community Housing Development Organizations (Owner)	\$1,001,282	25	Units	\$442,888	19	Units
	Anderson Hill Redevelopment (Owner)	\$2,378,349	24	Units	\$ 280,057	3	Units
Rental Housing	Rental Housing Development Assistance	\$1,485,624	110	Units	\$75,750	62	Units
	Community Housing Development Organizations (Rental)	\$788,121	25	Units	\$99,000	17	Units
	Anderson Hill (Rental)	\$187,749	16	Units	\$0	0	Units
Transitional/ Assisted Housing	Tenant-Based Rental Assistance	\$554,000	60	Persons	\$503,229	96	Persons
TOTAL, FUNDED HOME- HOUSING PROGRAMS:		\$10,948,265	390 216	Units Persons	\$5,039,290	121 301	Units Person s

* Includes Program Income dollars.

HOME Match Report

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy)	Amount
2000	100
2001	100
2002	100
2003	100
2004	100
2005	100
2006	100
2007	100
2008	100
2009	100
2010	100
2011	100
2012	100
2013	100
2014	100
2015	100
2016	100
2017	100
2018	100
2019	100
2020	100
2021	100
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2092	100
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2095	100
2096	100
2097	100
2098	100
2099	100

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)
5. Street Address of the Participating Jurisdiction			4. Contact's Phone Number (include area code)
6. City	7. State	8. Zip Code	

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

Part III Match Contribution for the Federal Fiscal Year

[illegible]

[illegible]



Section 3:
Emergency Shelter Grants
Program Summaries and Accomplishments

**CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

Section 3: EMERGENCY SHELTER GRANTS (ESG) PROGRAM

Summary of Accomplishments, FY 2001-02

The City of Austin's Emergency Shelter Grant (ESG) Program is one part of a variety of homeless programs serving the Austin area. For a complete description of those programs, please refer to the Continuum of Care chapter.

In FY 2001-2002, the ESG program provided 1694 unduplicated individuals with ESG-eligible services. The goal in the Action Plan was 1385.

HUD's 2001-03 allocation amounted to \$285,000. The Action Plan goals were projected in May 2001, based on prior years' allocations and continued need for the same services. The City of Austin held a competitive application process for ESG funds for sub-recipients in June 2001. The outcome of the competition (in July 2001) resulted in funds being allocated slightly differently than proposed in the Action Plan (May 2001). See the chart below.

**Table 2.3-1
Emergency Shelter Grant Programs
Actual Results Compared to Proposed Goals, FY 2001-02**

Program	GOAL Funding (in the Action Plan)	GOAL Production (in the Action Plan)	GOAL Funding (result of competition)	GOAL Production (result of competition)	ACTUAL Funding	ACTUAL Production	Difference: Actual minus Action Plan Goal	Difference: Actual minus Action Plan Goal
Homeless Prevention	\$20,000	70	\$20,000	70	\$20,000	103	\$0	+33
Operations/ Maintenance: Emergency Shelter	\$149,544	300	\$128,112	377	\$128,012	548	-\$100	+248
Operations/ Maintenance: Transitional Housing	\$31,000	15	\$35,000	15	\$35,000	31	\$0	+16
Essential Services	\$76,456	1000	\$85,500	1,145	\$71,775	1,008	\$13,725	+8
ESG Administration	\$8,000	NA	\$14,250	NA	\$14,250	NA	\$0	NA
Total	\$285,000	1385	\$282,862	1,607	\$269,037	1,690	-\$13,825	+309

NOTE: All funds will be completely expended over two-year award cycle.

NOTE: \$2,138 was unallocated (after the competition) for FY 2001-02; it will be carried over into FY 2002-03

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Section 3: EMERGENCY SHELTER GRANT Summary of Accomplishments, FY 2001-2002

Federal Requirements: A description of the extent to which activities supported directly with ESG funds addressed homelessness and homeless prevention goals, objectives, and priorities established in the Consolidated Plan, and if applicable, the Continuum of Care Plan.

Homeless Prevention (IDIS #3089)

Activity Description and Action Plan Goal: *“Homeless prevention” means “activities or programs designed to prevent the incidence of homelessness” (24 CFR, Section 576.3). In FY 2001-02, the City contracted with one agency, Legal Aid for the Homeless, to provide Homeless Prevention services in the form of legal advocacy. The program production goal for FY 2001-02 was to serve 70 persons.*

Accomplishments/Status of Activity: During FY 2001-02, Legal Aid used ESG funds to provide homeless prevention services to 103 unduplicated persons. A total of \$20,000 of ESG funds was used to support this activity and was leveraged with other public and private funds. The Action Plan goal was exceeded by 33 persons because Legal Aid served more persons in total and served many persons for shorter periods of time than projected.

Operations and Maintenance of Emergency Shelter and Transitional Housing (IDIS #2944, 2946, 2949, 3088)

Activity Description and Action Plan Goal: *“Emergency shelter” means “any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless” (24 CFR, Section 576.3).*

Emergency Shelter: *The City contracted with four agencies to provide emergency shelter to 300 persons:*

- *Casa Marianella for persons who are Spanish-speaking*
 - *LifeWorks for youth*
 - *Push-Up Foundations for single adults and families who are exiting drug treatment*
 - *SafePlace for single adults and for families who have experienced domestic violence*
- Transitional Housing:** *The City contracted with one agency, Community Partnership for the homeless, to provide transitional housing to fifteen (15) veterans.*

Accomplishments/Status of Activity: A total of \$163,012 was spent to serve 579 persons.

Emergency Shelter: During FY 2001-02, 548 persons were provided temporary, emergency shelter with supportive services. A total of \$128,012 in ESG funds was expended during the fiscal year for this activity. The Action Plan goal was exceeded because many persons resided in emergency shelters for shorter periods of time than anticipated, opening spaces for more persons to be served.

Transitional Housing: During FY 2001-02, thirty-one (31) persons were provided transitional housing with supportive services. A total of \$35,000 in ESG funds was expended during the fiscal year for this activity. The Action Plan goal was exceeded because persons resided in the transitional housing for shorter periods of time than anticipated, opening spaces for more persons to be served.

Essential Services (IDIS #2950, 3087, 3412, 3413)

Activity Description and Action Plan Goal: *“Essential Services” are “services concerned with employment, health, drug abuse, and education...” (24 CFR, Section 576.3). Essential services assist persons to transition out of homeless situations. The City awarded funds to four groups to provide essential services to 1,000 persons:*

- *Austin/Travis County Health and Human Services Department, Public Health Unit, “Austin Health Connection” mobile health van—provides public health screenings (TB, HIV, diabetes, blood pressure) and wellness education at two shelters and at various other sites to people in homeless situations*
- *City of Austin, Primary Care Department, Homeless Health Clinic—provides acute care medical services and TB testing*
- *LifeWorks—provides case management to youth*
- *Legal Aid for the Homeless—provides legal advocacy*

Accomplishments/Status of Activity: A total of 1,008 homeless individuals received essential services during the fiscal year. Total funds expended were \$71,775. The Action Plan goal was only slightly exceeded--by 1%.

ESG Program Administration (IDIS #2975):

Activity Description and Action Plan Goal: *ESG Administration was targeted to spend \$8,000 in FY 2001-02.*

Accomplishments/Status of Activity: A total of \$14,250 in ESG funds was expended in FY 2001-02 to support the administration of these programs. The Action Plan goal estimated \$8,000 for administration, but the City opted to recoup the 5% maximum allowable under ESG for administrative costs--\$14,250.

NOTE: See the Continuum of Care narrative for more information about how ESG funds fit into the community’s Continuum of Care plan.

Table 2.3-1: ESG MATCH CONTRIBUTIONS FY 2001-02

Total ESG Grant Award: \$285,000.00; \$2138.00 was not allocated during the first year. Total ESG funds allocated funds allocated in year one: \$282,862.00

ESG-FUNDED CONTRACTOR	TOTAL ESG GRANT AWARD (2/1/01- 9/01)	TOTAL MATCH FUNDS PLEDGED (10/01-09/30/02)	Staff Salaries	Volunteer@\$5 /hr	Cash Value of Leased Bldg	Other-Federal Grants	Cash Value of Donated Goods	Other-Operat. Costs	Monies from Fund Raising	City or County Funds	Private/Corpora te Donations	Other Private Grants	TOTAL MATCH EXPENDED (10/1/01- 09/30/02)
HHSD Grant Admin.	\$14,250.00	\$14,250.00	\$18,496.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,496.45
HHSD Clinic	\$36,456.00	\$36,456.00	\$36,456.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,456.00
COA-Public Health Van	\$22,156.00	\$22,156.00	\$25,479.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,479.40
Casa Marianella	\$35,000.00	\$35,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00
Com. Partnership for Hmls	\$35,000.00	\$35,000.00	\$0.00	\$0.00	\$0.00	\$18,465.00	\$0.00	\$450.00	\$0.00	\$12,333.00	\$3,154.30	\$1,000.00	\$35,402.30
Legal Aid-Essntl Services	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
Legal Aid-Prevention	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
LifeWorks-Essential Svcs	\$11,888.00	\$11,888.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,091.52	\$0.00	\$0.00	\$13,091.52
LifeWorks-Ops & Mtnce	\$23,112.00	\$23,112.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,315.53	\$0.00	\$0.00	\$24,315.53
Push-Up-Women-O&M	\$16,793.92	\$16,793.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,793.92	\$0.00	\$0.00	\$16,793.92
Push-Up-Men-O&M	\$18,206.08	\$18,206.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,206.08	\$0.00	\$0.00	\$18,206.08
SafePlace-WmShltr-O&M	\$5,195.00	\$5,195.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,195.00	\$0.00	\$0.00	\$0.00	\$5,195.00
SafePlace-SnglWmn-O&M	\$29,805.00	\$29,805.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,805.00	\$0.00	\$0.00	\$0.00	\$29,805.00
NOT ALLOCATED	\$2,138.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	\$285,000.00	\$282,862.00	\$115,431.85	\$0.00	\$0.00	\$18,465.00	\$0.00	\$450.00	\$35,000.00	\$84,740.05	\$38,154.30	\$1,000.00	\$293,241.20

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CONTINUUM OF CARE OF HOMELESSNESS

Summary of Accomplishments, FY 2001-02

A significant number of Austin citizens are homeless, or at risk of becoming homeless. For most people, an accumulation of factors leads to being in a homeless situation. A number of City and community programs are available to address homelessness. Together they form a continuum of services that range from helping to prevent homelessness to assisting people who are in homeless situations or nearly homeless with obtaining permanent housing and achieving independent living. An array of private and public sources provide funding in excess of \$25 million annually.

The following is a description of how Austin's Continuum of Care of Homelessness was developed and how it was implemented in FY 2001-02.

Development and Implementation of a Continuum of Care Strategy

The following information is also contained in the Austin/Travis County 2002 Consolidated Application for the HUD Continuum of Care Homeless Assistance Grant (SuperNOFA).

The central coordinating body for health and human services in Austin/Travis County is the Community Action Network (CAN). Established in 1992, the purpose of the Community Action Network is to coordinate community resources (public, private, and individual) in order to strategically address critical health and human service needs in Austin/Travis County and to achieve sustainable social, health, educational, and economic outcomes. CAN membership is broad-based and includes City and County elected officials and staff, Board members and staff from the United Way, School District, the Mental Health Authority, Chamber of Commerce, Workforce Development Board, and businesses, the faith community, and the community at large. The CAN achieves its goals by promoting and facilitating collaborative planning and implementation processes. Needs assessment and planning for the CAN are addressed by official "planning bodies." The official CAN planning body for homeless issues and the lead entity for the Continuum of Care planning process is the Homeless Task Force (HTF). Established by the Austin City Council in January 1996, the HTF developed a comprehensive plan for addressing homelessness in Austin/Travis County.

The HTF is focused on assessing the needs for homeless services and strategically planning to fill gaps in services. In addition, the Task Force examines policy issues related to homelessness and makes recommendations to community decision-makers, such as the City Council and other policy makers. Finally, the HTF serves a networking and communication function for parties interested in homeless issues. In short, the HTF has been working for six years to prevent and reduce homelessness in Austin and Travis County. The HTF coordinates with other CAN planning bodies to ensure that the needs of homeless people are comprehensively addressed and that access to mainstream services is systematically improved.

The Homeless Task Force is guided by a set of bylaws which provide for a Steering Committee, an Executive Committee plus the following standing committees: Assessment and Planning, Resource Development, and Organizational Development. Two standing subcommittees of the Assessment and Planning Committee have been created: the Health Care Subcommittee and the Veterans' Stand Down Planning Subcommittee. The Steering Committee may vote to create *ad hoc* committees as needed. Currently, there is one *ad hoc* committee: the Census and Survey Committee, which has been charged with studying options for a methodology to conduct a count as well as the development of surveys to obtain information from homeless families and individuals in Austin, Travis County.

Anyone may become a general member of the Task Force by completing a general member application. General members may vote once per year to elect the Steering Committee for the following year, which is comprised of 21 members who conduct the business of the Task Force and have year-round voting privileges.

for action items. The Steering Committee elects the Executive Committee, which includes the chair, vice-chair, three members-at-large, and the chairs of the three standing committees.

The Homeless Task Force meets monthly on the third Friday at the Austin Resource Center for the Homeless located in central downtown Austin. The general meetings include general members and steering committee members and are open to everyone in the community. The committees meet at least monthly. The City of Austin Health and Human Services Department dedicates two staff persons to provide support to the Homeless Task Force and the ongoing work of the Assessment and Planning Committee, the Resource Development Committee, the Organizational Development Committee, the Health Care Subcommittee, and the Census and Survey ad hoc committee. The City staff serve as liaisons to the other CAN planning groups and represent the Homeless Task Force in the CAN Planners' Network, which coordinates all community planning efforts related to social services.

The Homeless Task Force's *Comprehensive Plan for Addressing Homelessness in Austin/Travis County*, approved by the Community Action Network in December 1996 and updated annually, represents the community's roadmap for addressing the needs of the homeless. It is a long-range strategic plan for preventing and reducing homelessness in Austin/Travis County. It includes five-year targets for achieving these goals, as well as information on current resources, and possible sources of funding to implement goals. The *Comprehensive Plan* was the springboard for a major local initiative to address homelessness in Austin/Travis County. The City of Austin Homeless Self-Sufficiency and Responsibility Initiative ("Homeless Initiative") was approved by the Austin City Council in April 1998, with the goal of helping homeless persons to achieve self sufficiency while also holding people in homeless situations accountable for their actions. The City has provided significant financial resources to implement projects that respond to the most critical gaps identified in this plan. During the past year, the City has continued to support implementation of the Homeless Initiative by providing increased funding for shelter for chronically homeless people, shelter for families, substance abuse treatment slots, and plans for additional housing and shelter. Many of the resources for implementation have been secured through programs covered under the City's Consolidated Plan.

The Homeless Task Force updated the *Comprehensive Plan* for homeless services in the summer of 2001. The process was guided by the Homeless Task Force Assessment and Planning Committee and open to all interested parties. The updated plan evaluates current efforts to provide services, identifies critical gaps in services and updates recommendations and goals to meet the priority needs of each homeless sub-population. Included in the plan are four key priority areas needing immediate attention: (1) develop new resources and approaches to increase the supply of permanent housing options, (2) fully support existing transitional housing programs and expand to improve access for families, single adults, and street youth, (3) fully support existing shelter capacity and develop additional emergency shelter to address unmet needs, and (4) fully support existing prevention infrastructure and expand homeless prevention programs initiatives.

Approximately 65 meetings were held in FY 2001-2002 to plan Continuum of Care services. Representatives from 40 groups, as well as currently or formerly homeless individuals and other citizens, participated in the Continuum of Care planning meetings.

Some of the major projects/activities that were achieved in FY 2001-2002 are described below.

I. OUTREACH, INTAKE, AND ASSESSMENT

During FY 2001-02, the community implemented the Service Point system, a web-based client information system for homeless service providers, providing integrated intake, assessment, and client services capabilities, and improving client referral and tracking abilities. This system replaced HUD's ANCHoR system that the community had used in prior years. The goals of the database system include improving access to services via

a centralized information and referral system, networking homeless service providers, and improving data collection for enhanced service delivery.

The Austin Resource Center for the Homeless (ARCH) provided information, referral, basic services, and overnight shelter to approximately 5,000 homeless adults in FY 2001-02. In addition, several homeless service providers that are co-located at ARCH provided services. The ARCH has become well-known as an entry point for services for people in homeless situations.

Project Phase, a program of LifeWorks, continued to provide outreach, basic services, and case management to homeless youth living on the streets.

Approximately 2,000 homeless mentally ill persons received screening, assessment, information and referral, and other related services from ATCMHMR as a result of targeted outreach to homeless mentally ill persons via the ACCESS and Outreach, Screening, and Referral (OSAR) programs.

On September 21, 2002, the community held its third Stand Down event, a resource fair and outreach effort for people in homeless situations. Nearly 4,000 homeless persons attended and received information and referral and services.

II. EMERGENCY SHELTER

Emergency Shelter is defined as any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless. Most serve specific sub-populations including single adults, families with children, survivors of domestic violence, youth and pregnant and parenting teens.

A. SHELTER FOR MEN

The Austin Resource Center for the Homeless (ARCH) moved to an interim location in September 2001, where it is housed until the permanent shelter, resource center, and clinic facility is constructed. In addition to day resource center services such as showers, laundry facilities, mail service, telephones, and life skills classes, the interim facility provides overnight shelter for up to 73 men. The shelter has operated at or near full capacity since opening. In FY 2001-02, the ARCH served:

ARCH FY 2001-02	Unduplicated number of clients	Duplicated number of clients
Day program	3,555	23,488
Night program	1,506	24,478
TOTAL	5,061	47,966

The City of Austin is building a new ARCH facility. The shelter component is designed for men who have lived in homeless situations for long periods of time. The facility also included a day resource center (to provide basic services such as showers, lockers, and laundry facilities, and various services from agencies co-located in the facility) and a health clinic. The shelter will provide 100 beds for men. The additional 100 beds will bring the total number of shelter beds for men to 367. Construction of the facility is scheduled to be completed in January 2004.

During FY 2001-02 the Salvation Army continued to operate its downtown shelter that has 157 beds designated specifically for men. Casa Marianella provided shelter for up to 22 men who speak Spanish. Push-Up Foundations, Inc., provided 40 units of shelter/transitional housing for men who were exiting substance abuse treatment.

B. SHELTER FOR HOMELESS WOMEN AND CHILDREN AND FAMILIES

A new SafePlace shelter for survivors of domestic violence and their children opened in January of 2001. The number of shelter beds for women and children increased from 70 at the former site to 100 at the new site. The shelter continued to operate at full capacity during FY 2001-02.

The Austin Shelter for Women and Children (ASWC), a 60-bed facility for single adult homeless women and for women and their children, began operating in November 2001. The shelter has operated at full capacity since opening. The City provides operating funds and contracts with The Salvation Army to operate the facility. In FY 2001-02, the ASWC served 308 persons including: 83 women (with their children), 187 children (with their female parent or legal guardian), and 38 single adult women.

During FY 2001-02, The Salvation Army continued to provide 60 shelter spaces for families at their downtown site. SafePlace provided 124 spaces for single women and families. Casa Marianella provided 6 spaces for women. Foundation for the Homeless provided shelter spaces for 30 individuals in families via their Interfaith Hospitality Network.

C. SHELTER FOR PERSONS WITH MENTAL ILLNESS

The Safe Haven continued to provide 10 shelter beds for men and 6 shelter beds for women.

D. SHELTER FOR YOUTH

LifeWorks provided 14 shelter spaces for runaway and homeless youth during FY 2001-02. Community Advocates for Teens and Parents provided six spaces for pregnant and/or parenting homeless youth.

III. TRANSITIONAL HOUSING

Transitional housing is defined as housing that is available to a person for up to 24 months and includes case management and other support services, such as child care and employment training, to help homeless individuals transition from homelessness or emergency shelter into permanent housing.

A. TRANSITIONAL HOUSING FOR HOMELESS WOMEN AND CHILDREN

SafePlace added 14 units of transitional housing to their existing 26-unit complex in September 2001. Construction was funded with Continuum of Care Homeless Assistance Grant funds and matching funds provided by the City. The units have operated at full capacity since opening.

In October 2001, VinCare Services began operating St. Louise House, a 12-unit apartment-style transitional housing complex for women and their children. Supportive services are also provide to residents in the program.

During FY 2001-02, spaces were also provided by Blackland Transitional Housing (23 beds), LifeWorks (32 beds), SafePlace (100 beds)

B. TRANSITIONAL HOUSING FOR SINGLE ADULTS

During FY 2001-02, Community Partnership for the Homeless provided 25 beds for veterans, Family Eldercare provided 8 beds, and LifeWorks provided 12 beds.

Transitional housing can be provided in a single structure at one site, multiple structures at one site, or in multiple structures at scattered sites. One example of scattered site transitional housing is the ReEntry program at Caritas of Austin. ReEntry uses recovery-based group homes (for recovery from substance abuse), single-room occupancy housing, and boarding houses for transitional housing. This has allowed ReEntry to:

1. house people more quickly

2. provide a more supportive housing environment around recovery
3. house persons who are in recovery in neighborhoods that are relatively free from street corner drug dealing
4. move out of the position of being the client's "landlord" yet remain as the client's case manager and advocate

In FY 2001-02, ReEntry had 12 spaces for men and 3 for women.

IV. PERMANENT HOUSING

Permanent housing is housing in which occupants may live for an unlimited period of time. It may be provided privately or publicly. The ultimate goal for every person in the Continuum of Care is to obtain some form of permanent housing.

A. PERMANENT AFFORDABLE HOUSING

Affordable housing is housing for which occupants pay no more than 30 percent of their income.

During FY 2001-02, the Housing Authority of the City of Austin and the Housing Authority of Travis County provided permanent housing via public housing units and Section 8 rental assistance vouchers. Waiting lists for these programs ranged from six months to two years, however.

The City's Neighborhood Housing and Community Development Department operated a number of programs to increase the supply of housing for working families with low incomes. Also, private foundations such as Foundation Communities and the Enterprise Foundation worked to create permanent affordable housing in the community.

In 2001, Community Partnership for the Homeless (CPH) received HUD Homeless Assistance Grant funds to construct six units of permanent affordable housing for families that include a member with a disability. Those units will be part of a 30-unit complex of affordable housing serving single parents and grandparents who are rearing their grandchildren. CPH is currently seeking property on which to build the complex, as their original property is no longer available.

B. SINGLE-ROOM OCCUPANCY HOUSING (SROs)

SRO housing is affordable rental housing with either individual or shared kitchen facilities and bath facilities. The Capital Area Homeless Alliance (CAHA) received HUD Homeless Assistance Grant funding to renovate a facility for use as an 85-bed SRO facility. CAHA is currently seeking funds for supportive services for the program. The facility is scheduled to become operational in early 2003.

C. PERMANENT HOUSING FOR PERSONS WITH DISABILITIES

Permanent Housing for Persons with Disabilities is community-based, long-term housing including supportive services. This housing is designed to help homeless persons with special needs to live as independently and productively as possible in their communities. Special needs include mental illness, physical disabilities, and HIV/AIDS. Program funding comes mainly from HUD's Continuum of Care funding (Shelter Plus Care) and HUD 811 funding.

In 2001, Community Partnership for the Homeless (CPH) received HUD Homeless Assistance Grant funds to construct six units of permanent affordable housing for families that include a member with a disability. Those units will be part of a 30-unit complex of affordable housing serving single parents and grandparents who are rearing their grandchildren. CPH is currently seeking property on which to build the complex, as their original property is no longer available.

During FY 2001-02, the Housing Authority of the City of Austin, the Housing Authority of Travis County, and ATCMHMR provided 81 spaces of Shelter Plus Care permanent affordable housing for persons with disabilities.

V. SUPPORTIVE/ESSENTIAL AND PREVENTIVE SERVICES

These services are designed to assist people who are at risk of becoming homeless and people who are living in homeless situations to utilize the continuum of care to stay out of or move out of homelessness.

A. SUBSTANCE ABUSE TREATMENT

Increased substance abuse treatment services for people in homeless situations have been gained through increased funding specifically set-aside for homeless persons and a Substance Abuse Managed Services Organization (MSO) agreement with Austin Travis County Mental Health and Mental Retardation Center. During FY 2001-02, the City continued to purchase substance abuse services via the MSO.

B. EMPLOYMENT TRAINING

The City and County provide funding to numerous agencies for workforce development services. In contracting for these services, the City and County require that agencies conduct outreach to homeless service providers in order to make services more available to homeless persons. In FY 2001-02, the WorkSource Board and its workforce centers, as well as Goodwill Industries, the Capital Area Training Foundation, the Austin Area Urban League, and the Capital Area Homeless Alliance offered employment training and job placement services for people in homeless situations.

C. CHILD CARE

In FY 2001-02, the City continued to allocate CDBG funds for The Bridge childcare assistance program, which serves families in homeless situations. The City also provided funds for off-site child care for residents of the Austin Shelter for Women and Children and plans to assist with funding to create an on-site child care facility in 2003. SafePlace and the Passages case management program received funds directly from HUD to assist with childcare expenses. Agencies that provide homeless services also seek to refer families to mainstream child care resources such as CCMS.

D. HEALTH CARE

The City funds a clinic for people in homeless situations. The clinic provides acute care, preventive health services, and public health screenings. The clinic is currently housed inside the Salvation Army facility, but the new ARCH facility will house a larger health clinic with increased services. In FY 2001-02, the clinic served 1,883 unduplicated clients.

The City also funds a mobile outreach van for health care. In FY 2001-02, the van provided services at the ARCH and at two shelters monthly. The van served 360 persons in homeless situations during the past fiscal year.

In FY 2001-02, LifeWorks continued to operate a one-day-per-week clinic, in conjunction with People's Community Clinic, for youth in homeless situations.

The Health Subcommittee of the Program Assessment and Planning Committee of the Homeless Task Force worked during FY 2001-02 to assess and present findings about the health care needs of people in homeless situations in the community. The Subcommittee has had active participation from the City, the County, local hospitals, local clinics, providers of homeless services, the faith community, and other interested parties. The group plans to continue to coordinate existing health services, educate people about available health services, recommend actions to address health care needs after persons are discharged from emergency rooms, hospitals, and jails.

E. EMERGENCY FINANCIAL ASSISTANCE

Emergency financial assistance with rent, mortgage, and/or utilities bills and food is available to people through numerous social services agencies and faith congregations. The groups that provide emergency financial assistance organized as the Basic Needs Services Council in January 2002. The group, spurred by the economic downturn and resulting employment lay-offs, sought and received \$1 million in additional funding from the City of Austin and Travis County for April through December 2002, to provide assistance with rent, mortgage, utilities, and/or food. The group continues to develop a more coordinated service delivery system for basic needs services.

F. HOUSING MEDIATION AND ADVOCACY

Texas Rural Legal Aid, formerly known as Legal Aid of Central Texas, and the Austin Tenants' Council continued to provide legal advocacy and landlord/tenant mediation to help people who were at risk of losing their current housing and becoming homeless.

G. CASE MANAGEMENT

During FY 2001-02, case management was provided at all local shelters and transitional housing programs, including Passages, a collaboration of six agencies.

VI. OVERSIGHT GROUPS

Currently, three groups in the community are involved in oversight and planning for homeless issues.

A. THE HOMELESS TASK FORCE

Established by the Austin City Council in January 1996, the Homeless Task Force was charged to develop a comprehensive plan for addressing homelessness in Austin/Travis County, which was completed in December 1996 with five year goals for each gap identified in the local continuum of care. The Task Force serves as the Community Action Network's official planning body for homeless issues and is comprised of service providers, homeless advocates, business and neighborhood representatives, public agencies, and community representatives. The Task Force meets monthly.

B. CITY OF AUSTIN SELF-SUFFICIENCY AND RESPONSIBILITY STAKEHOLDERS' COMMITTEE

A Stakeholders' Committee was created as part of the City Homeless Initiative to develop and oversee the operations of proposed new homeless programs, particularly those in the downtown area. The Committee is comprised of representatives from neighborhood associations, downtown businesses, homeless service providers, homeless/formerly homeless people, and members of the faith community. This committee provides oversight to Coordinating Council, oversees the design of homeless service facilities, ensures project timelines, and monitors the fund development process.

C. COORDINATING COUNCIL

A Coordinating Council was created as part of the City Homeless Initiative. The Council is comprised of representatives from neighborhood associations, downtown businesses, homeless service providers, homeless/formerly homeless people, and members of the faith community. The Council's responsibilities center on developing and reviewing operating policies and guidelines for the downtown shelter, resource center, and clinic. The Council is anticipated to work closely with the operating board of the agency(ies) operating the facility.

2001 HUD HOMELESS ASSISTANCE GRANT RECIPIENTS

Applicant	Project Sponsor/ Project Name	Project Amount	Program				
			SHP new	SHP renew	S+C New	S+C renew	SRO new
Community Partnership for the Homeless	30-Unit Cottage Community	\$443,570	X				
SafePlace	SafePlace SHP	\$624,113		X			
Capital Area Homeless Alliance (CAHA)	CAHA SRO	\$2,976,000					X
Housing Authority of the City of Austin	Shelter Plus Care	\$306,540				X	
Housing Authority of Travis County	Shelter Plus Care	\$373,464				X	
Total Amount Awarded:		\$4,723,687					

Descriptions of the projects that were awarded funding are included here.

30-Unit Cottage Community proposed by Community Partnership for the Homeless

The agency proposes to build a 30-unit cottage community for single parents, legal guardians, or grandparents with school aged or younger children. Twenty percent of these single-family cottages will be reserved for families containing person(s) with disabilities. The Cottage Community will be Universally Designed with handicapped accessible paths, mini-bridges, and nature trails. Eligible residents must be working or disabled and earning less than 50 percent of the area's median family income. Tenant-paid rents will be capped at 30 percent of a family's income. Community Partnership for the Homeless is requesting funds under the Supportive Housing Program for the six permanent supportive housing units designated for homeless persons with disabilities.

Supportive Housing Program proposed by SafePlace

SafePlace: Domestic Violence and Sexual Assault Survival Center is requesting renewal funding for the continuation of the SafePlace Supportive Housing Project (SSHP). The purpose of the SSHP is to provide transitional housing and intensive supportive services to homeless women and children who are victims of domestic violence so that they can stabilize, gain skills and resources, and successfully move from emergency shelter to permanent housing and towards greater self-sufficiency. SafePlace is requesting Supportive Housing Program funds to continue operations of a 25-unit apartment complex and the ongoing provision of supportive services. This program has been nominated by HUD as a Best Practice primarily because of the comprehensive range of services, the "whole family" approach, and the intensive level of follow-up support provided to families once they have moved into independent housing. The project will maintain much-needed existing transitional housing in the community.

Single Room Occupancy Housing proposed by the Capital Area Homeless Alliance

The Capital Area Homeless Alliance (CAHA) is requesting funding through the Section 8 Moderate Rehabilitation SRO Program to rehabilitate 50 Single Room Occupancy units, to be leveraged with 35

privately funded SRO units. CAHA, the project sponsor, will manage the units on a day-to-day basis and provide supportive services. Foundation Communities, a nonprofit affordable housing developer, owner, and manager, will purchase a former nursing home building and lease it to CAHA with an option to purchase, as well as serve as a mentor to CAHA. The Housing Authority of the City of Austin will administer the Section 8 Vouchers. The Enterprise Foundation will provide technical assistance ranging from administrative support to accessibility consulting. The creation of this SRO directly addresses Austin's top priorities for affordable rental housing.

The Shelter Plus Care Program proposed by the Housing Authority of The City of Austin (HACA)

The Shelter Plus Care Program operating in Austin, Texas, continues to be a vehicle for homeless individuals with disabilities, and their families, to move from shelters or the streets into permanent housing. Key to both past and present success of this program has been utilization of integrated rental housing located throughout the community combined with a wide array of flexible and intensive supportive services, all designed to promote community tenure and independence. The Housing Authority of the City of Austin, AIDS Services of Austin, and the Austin/Travis County Mental Health and Mental Retardation Center work together in the program. The mission has been and continues to be to empower homeless persons in their quest to achieve self-sufficiency. Program participants have attained integrated housing within the community and have been given the opportunity of enjoying environments which foster increased comfort, independence, and dignity.

The Shelter Plus Care Program proposed by The Housing Authority of Travis County

The Shelter Plus Care Program operating in Austin/Travis County, Texas, continues to provide a way for homeless individuals with disabilities, and their families, to make the leap from shelters or the streets into permanent housing. Success of this program has depended on the utilization of integrated rental housing located throughout the community. This factor, combined with the provision of flexible and intensive supportive services, can be attributed for the promotion of both community tenure and independence and for the overall effectiveness of the program. The Housing Authority of Travis County and the Austin/Travis County Mental Health and Mental Retardation Center work together in the program. It has and continues to be the joint mission to empower homeless persons in their quest to achieve self-sufficiency. Both agencies are committed to the continued utilization of their unique strengths and resources to ensure that a successful continuum of care is provided for all people, and support services have been and continue to be defined and limited only by the needs of each participant.

The Austin/Travis County community has made great progress in addressing homelessness. The Homeless Initiative represents a substantial financial investment on the part of the City and County to expand services that homeless people need to become self-sufficient. Perhaps more importantly, the Initiative has helped to unify many diverse constituents on the issue of homelessness. Through careful planning and negotiation, and extensive discussion and public hearings, the local government has helped to build a shared commitment to the goals of the Initiative among all sectors of the community. This alliance of businesses, neighborhoods, homeless persons, advocates, and service providers has allowed Austin and Travis County the opportunity to work toward ending homelessness, and to make the changes that are needed to realize success.

Year-round continuum of care planning by the Homeless Task Force, its committees, and other planning groups in which HTF members participate, occurred in FY 2001-02 and continues in FY 2002-03. Planning in recent years has focused on filling existing gaps in services. In future years, the focus will expand to include stronger links to mainstream resources and efforts to end chronic homelessness in ten years.



Section 4:
Housing Opportunities with People with AIDS
Program Summaries and Accomplishments

CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Section 4: HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS
Summary of Accomplishments, FY 2001-2002

The City of Austin uses its Housing Opportunities for Persons with AIDS (HOPWA) funds to support activities in two eligible categories: 1) rent, mortgage, and utility assistance and 2) supportive services. This evaluation of FY 2001/2002 activities is organized by these categories, and includes narrative discussion followed by four tables required by the U.S. Department of Housing and Urban Development.

Federal Requirements: An assessment of three to five-year goals and objectives, including how activities undertaken during the year address objectives to allow for HUD and citizens to assess annual progress in meeting goals.

The 2000-2005 Consolidated Plan listed two strategies for HOPWA funds:

- Rent, Mortgage, and Utility Assistance (IDIS #2924)
- Supportive services (IDIS #2925)

Both strategies were funded in FY 2001-02. However, funding that was allocated for the FY2001-02 activity for **Scattered Site with Supportive Services** was carried forward to FY2002-03. The amount was \$455,150 and was carried forward in order to finalize the selection of contractors.

Thus, HOPWA funds have been focused on increasing housing services to clients living with HIV/AIDS and their family members.

The public is encouraged to assess the City's progress in meeting goals and objectives in three ways.

1. Each year, the Austin Area Comprehensive HIV Planning Council reviews the previous year's progress and achievements before allocating current year funding for the purchase of more housing services. The HIV Planning Council is the Ryan White CARE Act planning body responsible for allocating funds for HIV-related services in the community.
2. Each year the draft Consolidated Plan is available for public review and comment for thirty days in the spring/summer during which time residents living with HIV/AIDS and the general public can examine the City's planned use of HOPWA funds.
3. A draft of the year-end performance report describing the City's accomplishments with regard to HOPWA funds, is available every December to residents living with HIV/AIDS and the general public for review and comment.

The City of Austin's Neighborhood Housing and Community Development (NHCD) Department is the official recipient of HOPWA funds. NHCD contracts with the Austin/Travis County Health and Human Services Department to administer programs assisting income-eligible residents who are living with HIV/AIDS. NHCD works closely with Health Department staff and members of the HIV Planning Council when preparing the annual Consolidated Plan and performance report.

Federal Requirements: An evaluation of progress in meeting its specific objective of providing affordable housing, including a summary that compares actual to proposed goals;

Overall, the projected number of clients to be served by the **Rent, Mortgage, Utility Assistance Program** was set at 614. At year-end, the program had served a total of 549 clients, thereby not meeting the expected projections by twelve percent (12%). The shortfall was mainly due to Emergency Assistance clients who

required lengthier periods of assistance as compared to previous years. Therefore, making funds available for Emergency Assistance even more limited.

The **Residential Supportive Services Program's** goal anticipated serving eighteen (18) unduplicated clients; however, fifty (50) HIV+ clients and 33 family members were actually served utilizing eighteen (18) housing units. The average length of stay for residents was shorter than projected due to increased availability of Section 8 housing, thus, many more clients were provided supportive housing. Project Transitions meets the objective of providing affordable housing by following the HUD guidelines of charging thirty percent (30%) of current income to all residents. If the resident has no income, there is no charge.

CHART 2.4-1
Comparison of HOPWA Housing Goals to Accomplishments
FY 2001-02

HOPWA Programs	Goal(s) in Action Plan FY 2001-02		Accomplishments		Difference: Accomplishment to Goal	
	# units	# people	# units	# people	# units	# people
Rent, Mortgage, Utility Assistance		614		549		-65
Supportive Services						
Residential Support Services	18	18	18	50		+32
Scattered Site Supportive Housing		69		0		-69
TOTAL	18	701	18	599		-106

NA = Not available.

Federal Requirements: A Continuum of Care narrative that addresses the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families), with a summary of actions taken during the year;

The Austin area HIV/AIDS service providers do not have adequate resources to address the entire continuum of care, i.e. homeless, public housing, low-income housing, or permanent housing. Therefore, priority is placed on rent, mortgage, and/or utility assistance; transitional housing; and housing with supportive services. All of these programs utilize housing assistance to enable clients to enter into and remain in medical care and/or other social services.

A recent assessment of needs found that of the clients living with HIV/AIDS surveyed approximately twenty-five percent (25%) were near homelessness. Because of this, the HIV Planning Council set helping to maintain adequate and stable housing as a priority for HOPWA and Ryan White I funds – and directed HIV-service providers to concentrate their financial resources to do so as well. (See Chart 2.4-1 for accomplishments.)

Persons who are homeless who enter supportive housing have a great need for emotional and physical support. Initially, the program provides stable shelter and food. The staff then works with the resident on other issues affecting the homeless, including acquiring household belongings, clothing, other food resources, and health care. The secondary issue, although as important, is providing the psychological and emotional support that assists the resident in learning how to function in a non-threatening environment.

Residents who are not homeless, but require supportive housing, are served by the environment that provides monitoring of their physical and mental health. Physical support for persons who are ill is available through meals and meal delivery, transportation to food sources, and food pick-up. The staff awareness of a resident's physical condition provides a safety net so that other service providers can be made immediately aware of increasing health needs. Additional support for residents with mental health conditions is provided by staff assistance with daily responsibilities and commitments, such as paying bills, remembering appointments, etc. In addition, behavior that places a resident at risk of losing housing in a mainstream environment can be addressed quickly by supportive housing staff and problem-solving measures can be taken before housing is lost

Federal Requirements: Other actions indicated in the strategic and action plans.

The HIV Planning Council allocates funds from several grants to purchase various HIV-related services. These allocations are based on the Council's list of priority services and documented need for funding that cannot be provided from other sources. The Planning Council completed a Comprehensive Needs Assessment in early 1999. As a result, the Council set housing as the eighth highest priority out of 30 services the Council oversees.

Safeguards have been established to ensure that clients throughout the ten-county service delivery area are served equitably. In addition to HOPWA funds received directly from HUD, the City also receives HOPWA funds through the State of Texas to provide rent, mortgage, and utility assistance to clients living beyond the City of Austin boundaries. This ensures that federal housing funds are available to people living with HIV/AIDS and their families in more rural areas of Central Texas.

Project Transitions also provides a low-income independent housing program that is not funded by HOPWA. This program allows residents of supportive housing who are not in need of supportive services, but still need a supportive environment, to transition to a more independent environment. In addition, supportive housing residents who are not able to transition to mainstream affordable housing due to legal or criminal problems or lack of income can be housed at in this program. The community provides a safe and affordable place to live with HIV

Federal Requirements: Leveraging resources in describing progress in obtaining other public and private resources that address needs identified in the plan

Because housing needs far exceed demand, other funding sources have been sought. Resources have come from the following:

- (1) Project Transitions contributed \$52,000 of its own general funds for housing related services
- (2) Clients who can afford to pay a portion of their monthly housing / supportive services costs. A sliding-scale fee structure is used to assess how much these clients can contribute. Program income is retained by the HOPWA subcontractors and used to provide additional services.

Federal Requirements: A summary of citizen comments.

By reviewing the semi-annual Client Satisfaction Survey and reviewing service use, and by reviewing client service plans, it is possible to determine the services residents find the most valuable. Also, to plan for the future, national trends are reviewed, as well as local demands for service. These help indicate the path that the programs take.

A draft FY 2001-02 CAPER was made available for public review and comment from November 25 – December 10, 2002 at the Main Library, neighborhood centers, the Housing Authority of the City of Austin, and NHCD.

Federal Requirements: The self-evaluation of accomplishments and plans for the future.

Accomplishments to date under the HOPWA program have ranged from providing services to less clients under the Rent, Mortgage, Utility Assistance program, to providing services to a greater number of clients than expected under the Supportive Services program, to facing challenges posed by new drug therapies available to treat persons living with HIV/AIDS. The last funding cycle was crucial to community-based organizations providing services to people with HIV/AIDS because they found themselves unable to provide services to the proposed number of clients under the Rent, Mortgage, Utility Assistance program due to a higher percentage of clients requiring assistance for longer periods of time. While the Supportive Services component of HOPWA was able to assist a larger number of clients than originally forecasted due to needs that were for a shorter duration than projected. These differences were due to various factors; one being the present economic conditions which found a greater number of individuals struggling to make ends meet while others who were already on some type of supplemental income were not impacted.

Another accomplishment, which initially presented itself as a challenge, was dealing with clients improved health condition due to the use of new drug therapies. This success brought to light factors which case managers at individual agencies had to confront in order to continue providing quality services to their clients. The major challenge stemming from improved health condition was that when a client's health improves, it does not signify immediate discontinuation of the utilization of housing services. Therefore, adequate and focused case management was essential in order to better meet the needs of the clients, which included housing assistance.

In all, service providers understand the importance of balancing financial resources, available HIV/AIDS services, client needs, and community-wide services to successfully and adequately meet the needs of their client base.

Federal Requirements: An analysis of the extent to which HOPWA funds were distributed among different categories of housing needs identified in its approved Consolidated Plan.

Each year, HOPWA funds have been expended according to the Consolidated Plan. Of the different categories of housing need, the Austin-area clients identified Rent, Mortgage, and Utility Assistance, Transitional Housing, and Residential Supportive Services as their highest housing priority. As such, the available housing funds are being allocated to the services most needed and valued by the clients.

In addition to HOPWA funds, Austin residents living with HIV/AIDS and their families may also qualify for a range of housing services offered to income-eligible households through the Neighborhood Housing and Community Development Office programs. These include rental and homeownership programs for residents earning low to moderate incomes. People living with HIV/AIDS may also benefit from an increased number of homes/ apartments that are accessible, adaptable, and visitable. This increase is due to City policies that offer incentives to builders/developers.

Federal Requirements: An overview of activities carried out, barriers encountered, actions in response to barriers and recommendations for program improvement. For example, a grantee could describe difficulties that were encountered in implementing the program based on a review of residents concerns and the actions taken to address those concerns.

Recommendations for program improvements should include ideas of procedural, regulatory, and other changes and describe how such changes would benefit eligible persons and/or improve administrative efficiency. Grantees that select project sponsors also should address

how grant management oversight of sponsor activities was undertaken, including how recipients of such assistance were chosen and what services provided.

The increase in HOPWA-eligible clients compounded with the rapidly rising cost of Austin housing and the lack of available homes/apartments that are affordable requires existing programs to provide a deeper subsidy to each client, thus reducing the number of clients who are able to be assisted. This challenge is expected to continue and perhaps worsen unless financial resources are increased and/or more affordable housing is produced.

In order to maximize available resources, case managers work closely with the local public housing authorities and other housing providers to find ways to best assist their clients. The goal of this coordination is to maintain or place clients in housing best suited to his/her needs. An example of such coordination is the work of Project Transitions and other service providers.

The barriers to service include HUD guidelines that limit the placement of transitional supportive housing residents into mainstream low-income housing because of extensive criminal backgrounds and substance abuse.. These requirements increase our waiting list for supportive housing due to the lack of ability to move residents into mainstream low-income housing.

HOPWA service providers are addressing barriers by:

- 1) providing applications to all low-income housing that are accepting applications, assisting residents in completing them and delivering them to the appropriate place;
- 2) working with residents on appeals to the Housing Authority;
- 3) providing a substance abuse support group on site and referrals for treatment when needed;
- 4) holding housing for residents while they enter inpatient treatment;
- 5) working to move residents with documented disabilities to up on Housing Authority waiting list to create more space for new residents.

Federal Requirements: Information on what other resources that were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteering or by other individuals or organizations. If not already addressed in the general performance report narratives, HOPWA grantees also should indicate how activities were carried out in collaboration with related programs, including consultations or coordination of planning with clients, advocates and entities that administer programs under the Ryan White CARE Act, AIDS Drug Assistance Programs, or other efforts that assist persons living with HIV/AIDS and their families."

Supportive Housing staff work actively with case managers at ASA, CARE, ALLGO and HIV Services for client case management needs. We are creating a collaboration with Communities Together to provide substance abuse support on-site. Transportation and pick-up for the ASA and CEACO food banks is provided. The staff has created a resource directory that contains information about available community resources, including food, clothing, education, employment, children's needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. and make contacts and referrals as needed. Staff and interns work to coordinate services as well with Child Protective Services, the City of Austin Housing Authority, Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system. Project Transitions staff are also participating in a pilot Wrap Around Program for female offenders reentering Travis County which is facilitated by the Texas Department of Criminal Justice.

The City of Austin's HOPWA program is one of six HIV-related grant programs that provide services under 30 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White-Titles I, II, and

III; State of Texas HIV Health and Social Services; HOPWA-HUD; and HOPWA-State of Texas. Collectively, this represents a community HIV program of services valued at over \$7.1 million annually. In the Austin area, only one HIV services Priority List - authored by the Austin Area HIV Planning Council based on an EMSA-wide comprehensive needs assessment— is generated. By allocating grant funds to services with respect to this community-wide priority list, additional contributions from grant allocations, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services is minimized.

HOPWA 2000 Performance Charts

The following performance charts help illustrate progress in leveraging resources by providing a means to report on the grantee's progress in obtaining "other" public and private resources that address needs identified in the plan. The HOPWA section of the CAPER also requires that grantees provide a narrative with information on what other resources were used in conjunction with HOPWA-funded activities. These charts provide a method to illustrate this use of other resources in addressing the housing needs of persons living with HIV/AIDS and their families.

Table 2.4-2 (HUD Chart 1)
Types of Housing Units Dedicated to Persons with HIV/AIDS
FY 2001-02

HOPWA Grantee: **AIDS Services of Austin**
 Report covers the period 10/01/2001 to 9/30/2002.

Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and Other funds	Amount of Grantee and other funds	Deductions for units reported in more than one column	TOTAL type of units
1. Rental Assistance	58	\$290,709.07	0	\$0	0	58
2. Short-term emergency housing payments	491	\$432,872.93	0	\$0	0	491
3-a. Units in facilities supported with operating costs	0	0	0	0	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0	0	0	0	0
Subtotal	549	\$723,582.00	0	\$0	0	549
Deduction for units reported in more than one category.	0	0	0	0	0	0
TOTAL	549	\$723,582.00	0	\$0	0	549

Table 2.4-3 (HUD Chart 2)
Comparison to Planned Actions Approved in the Consolidated Plan
FY 2001/2002

HOPWA Grantee: **AIDS Services of Austin**
Report covers the period 10/01/2001 to 9/30/2002.

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/ Action Plan for this operating year	Comment on comparison with actual accomplishments
1. Rental Assistance	54	58
2. Short-term or emergency housing payments	560	491
3-a. Units in facilities supported with operating costs	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	614	549
Deduction for units reported in more than one category.	0	0
TOTAL	614	549

NOTES:

- Case managers who review client requests for housing assistance examine actual unmet need of the client. For those clients who can pay part of their monthly rent, mortgage, or utility payment(s), the case manager will approve payment(s) on behalf of the clients to landlords, utility companies, etc. in an amount that equals the actual unmet need.
- Actual number of Rental Assistance Units was 58. Less served due to increased rental rates and lack of sufficient Section 8 housing to meet the demand.
- Actual number of Emergency Assistance Units was 491. Less served due to more clients needing assistance for the duration of the allowable period of 21-weeks.

Table 2.4-4
HOPWA Grantee: Project Transitions
Report covers the period 10/01/2001 to 9/30/2002.

Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deductions for units reported in more than one column	TOTAL type of units
1. Rental Assistance	0	0	0	0	0	0
2. Short-term emergency housing payments	0	0	0	0	0	0
3-a. Units in facilities supported with operating costs	18	\$255,731	4	\$52,000	0	22
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0	0	0	0	0
Subtotal	18	\$255,731	4	\$52,000	0	22
Deduction for units reported in more than one category.	0	0	0	0	0	0
TOTAL	18	\$255,731	4	\$52,000	0	22

Note: These units served 50 people.

Table 2.4-5
Name of HOPWA Grantee: Project Transitions
Report covers the period 10/01/2001 to 9/30/2002.

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment on comparison with actual accomplishments
1. Rental Assistance	0	0
2. Short-term or emergency housing payments	0	0
3-a. Units in facilities supported with operating costs	18	18
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	18	18
Deduction for units reported in more than one category.	0	0
TOTAL	18	18

NOTES:

- These units served 50 people.
- Case managers who review clients requests for housing assistance with supportive services examine actual unmet need of the client. Those who can pay part of their monthly rent are charged rent on a sliding-fee scale in accordance with applicable poverty guidelines. The resulting program income is retained by the subcontractor and used to provide additional services to clients.
- The Consolidated Plan did not establish a goal for the number of housing units but people served instead. The actual number of housing units with supportive services totaled eighteen (18).
- The subcontractor was able to provide housing with supportive services to 50 unduplicated clients instead of the 25 projected. This was a result of the clients' needs for housing assistance often being for a shorter duration than projected, thereby decreasing the cost to serve each client.



Section 5:
Section 108 Programs
Program Summaries and Accomplishments

**CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT**

**Section 5: SECTION 108 PROGRAMS
Summary of Accomplishments, FY 2001-02**

Homeless Shelter:

Program Description: *The City of Austin committed to develop a downtown homeless shelter, clinic and resource center. The completed facility will provide 100 beds (expandable to 250 beds in extreme conditions.) This project also includes the temporary shelter and women/children's shelter.*

Accomplishments/Status of Activity: Construction design work is complete. Project has been bid and contractor selected. A groundbreaking was held on August 19, 2002. Construction has commenced and is scheduled for completion in late 2003. Project is on schedule and budget.

Millennium Youth Entertainment Center:

Program Description: *In April 1999, the City of Austin received \$7.8 million in Section 108 loan proceeds for the development of the Millennium Youth Entertainment Center. The facility has a video arcade, skating rink, theater, food court, soft play area, and bowling alley. The project was completed and the grand opening held on June 18, 1999. From FY 2000-2001, \$170,965 was carried forward to FY 2001-2002, making the total amount to be paid this year, \$729,823.*

Accomplishments/Status of Activity: This year's project's debt service obligations were met with CDBG funds in the amount of \$729,823.

East 11th and 12th Street Redevelopment Program:

Program Description: *In an effort to better target investment, NHCD has put in place a tri-party acquisition, development, and loan agreement with the Austin Revitalization Authority and the Urban Renewal Agency to redevelop a discrete area within one of Austin's most culturally rich and economically distressed neighborhoods. In keeping with the Council-approved Urban Renewal Plan, the City will provide \$9 million in HUD Section 108 Loan financing for land and property acquisition and redevelopment. Revitalization activities will also include property demolition, preservation of historic structures, rehabilitation of substandard structures and the construction of new retail and office facilities.*

Accomplishments/Status of Activity: The historic renovation of the property located at 1101 East 11th Street, locally known as the Haehnal Building, was completed in October 2001. Architectural design work for the historic renovation of 1154 Lydia Street was completed during the past year. Renovation is projected to start in March 2003. The street beautification and utility improvement projects are underway on East 11th Street. The architectural design work is completed for the construction of 57,000 square feet of office/retail (Eleven East) space in the 1000 block of East 11th Street. Construction is projected to start in January 2003. The program acquired 17 parcels of land in the redevelopment area to support the Eleven East projects. As a result of the acquisition activities, 9 families were successfully relocated.

This year's project's debt service obligations were met with CDBG funds in the amount of \$269,323 on the \$9 million Section 108 loan.

**Table 2.5-1
Section 108 Programs
FY 2001-02**

PROJECT DESCRIPTION				CDBG \$					ELIGIBLE ACTIVITY	NATIONAL OBJECTIVE		JOBS					HOUSING			LMA	LMC	SBA	SBS
Grantee Name	ST	Project Number	Project Name	108 Loan Amount	EDI AMT	BEDI AMT	Other CDBG \$s	Total CDBG \$ Assistance	HUD Matrix Code for Eligible Activity	HUD N.O. Matrix Code	Indicate if N.O. Has Been Met Yet Y=Yes N= No	FTE Jobs Psd in 108 Appt.	Total Actual FTE Jobs Created	# Held by/Made Available to Low/ Mod	% Held by/ Made Available to Low/ Mod	Presumed Low/Mod Benefit (P) of Rev. Strategy Area (RSA)	Total Hsg Units Asstd	# of Units Occ. by Low/ Mod Hshlds	% of Units Occ. by Low/ Mod Hshlds	Percent Low/ Mod in Service Area	Limited Clientele Y=Yes	Slum/ Blight Area Y=Yes	Slum/ Blight Spot Y=Yes
City of Austin	TX	BC-94-MC-48-0500-A	11th/12th Street Revitalization	\$ 9,035,000.00				\$ 9,035,000.00			No											Y	
City of Austin	TX	B-01-MC-48-0500	Homeless Shelter	\$6,030,000	0	0	0	\$6,030,000	03C	LMC	No										Y		



Section 6:
Other Funded Programs
Program Summaries and Accomplishments

CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Section 6: OTHER FUNDED PROGRAMS
Summary of Accomplishments, FY 2001-02

This chapter includes program summaries for programs that are not federally funded, or entered in to the IDIS system. These programs were included in the Action Plan for 2001-2002.

Voluntary Compliance Agreement

Program Description: *As a result of a complaint filed with HUD by ADAPT, the City of Austin, HUD and ADAPT signed a Voluntary Compliance Agreement (VCA) on October 10, 1997. In part the VCA requires training for City Housing staff and recipients of HUD funding on Section 504 and ADA; amending the City's Consolidated Plan to make the housing needs of people with disabilities a priority; increasing funding for the Architectural Barriers Removal Program; providing incentives for recipients of HUD monies to develop accessible housing; and developing a monitoring and compliance mechanism.*

Accomplishments: On October 24, 2002, HUD issued a Final Determination of Compliance with the Voluntary Compliance Agreement. They stated that although no further reporting will be required, they recommend that the City continues to maintain records of our progress.

Housing Rehabilitation Challenge Fund

Program Description: *The primary purpose of the Challenge Fund is to assist homeowners and landlords who can not qualify for, or afford, conventional bank financing for rehabilitating existing structures. The Challenge Fund has four goals: (1) providing low- to moderate- income homeowners the ability to maintain their homes to City standards; (2) revitalizing blighted homes and neighborhoods; (3) assisting landlords in maintaining affordable rental property; and (4) assisting families who need additional space or home improvements. Families may earn up to 120 percent of MFI (about \$70, 700 for a family of four) to be eligible.*

Accomplishments: The Challenge Fund projected to assist 150 households below 120% of median income with the rehabilitation of their homes. In FY 2001-02, the Fund assisted one (1) household. The Fund will discontinue due to insufficient demand. Lenders will be invited to participate instead in a consortium to provide below market financing for first-time homebuyers to blend with the second-lien below-market product provided with the new Mortgage Lending initiative. The funds in the loan loss reserve will be transitioned to a loan guarantee fund to support the Mortgage and Foreclosure Prevention Lending Activities.

Housing Bond Programs

Program Description: *The objective of the Bond programs is to provide below-market financing for both single-family and multi-family housing. For multi-family housing, projects are submitted to an annual lottery for authority to issue the multi-family bonds. Federal law requires that at least twenty percent (20%) of the units financed be leased to families with incomes below fifty percent (50%) of Median Family Income or forty percent (40%) of the units be reserved for families with incomes below 60 percent of the Median Family Income. In addition to the lottery, 501 (c) 3 bonds may be issued to finance a rental project at any time if it is to be owned by a non-profit corporation.*

Accomplishments: In the Action Plan FY 2001-02, the City projected completion of 200 units of Multifamily Housing in the Multifamily Bond Program, and 257 units in the Single Family Housing Bond Program. During FY 2001-02, AHFC issued \$26.7 Million in Bonds to finance the new construction of 248 units in the Riverside Meadows apartment project at Riverside at Montopolis, and 280 units to be constructed at the Pleasant Valley Villas. Additionally AHFC issued \$8.6 Million in refinancing bonds to refinance a 1985 bond issue on the Riverchase Apartments with 284 units. This brings to 984 the new units under construction this fiscal year. Units first occupied during the year included 62 Units at Southwest Trails and thirty (30) units completed and occupied by seniors over 55 by September 30, 2002 at the Primrose of Shadow Creek. Completion and availability for leasing in FY 2002-03 is expected on the remaining 146 units at the Primrose, 280 Units at Blunn

Creek, and 248 Units at Riverside Meadows. That will leave another 280 units for which bonds were issued in this fiscal year that will probably not be completed and available for leasing until FY 2003-04. In the Single Family Bond program, AHFC launched a Mortgage Credit Certificate program designed to assist 257 families. Only three (3) units were assisted during FY 2001-02. The program has through December 31, 2003 to use up all available credits.

St. John's Development Project

Program Description: *St. John's Development Project is funded by a HOPE III grant, and is a first-time homebuyer program in the St. John's neighborhood in North Austin near St. John's Rd. The Action Plan for Fiscal Year 2001-2002 projected twelve (12) units would be completed.*

Accomplishments: During FY 2001-02, the City of Austin contracted with the non-profit organization Neighborhood Housing Services of Austin Inc. (NHSA) to construct twelve (12) houses in the St. John's neighborhood for sale to Austin residents of low- to moderate- income. The City also agreed that NHSA could subsidize down payment assistance to assist with down payment assistance for buyers as needed, in the form of a zero-interest loan attached to a second lien on the house. The schedule calls for the twelve (12) homes to be completed during FY 2002-03, near the end of calendar year 2002. At the end of FY 2001-02 all twelve (12) homes were under construction, four (4) were largely complete, and three (3) were under contract for sale, however zero (0) were completed. It is anticipated that this contract will be completed on schedule during FY 2002-03.



CHAPTER 3 PUBLIC PARTICIPATION



Public Participation

Citizen Comments

CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CHAPTER 3: PUBLIC PARTICIPATION
FY 2001-2002

In accordance with regulations of the U.S. Department of Housing and Urban Development, the City of Austin prepared a draft FY 2001-02 Consolidated Annual Performance and Evaluation Report (CAPER) describing the City's accomplishments in housing and community development from October 1, 2001 through September 30, 2002.

The draft was available to the public for review and written comment from November 25 through December 10, 2002 at the Main Library, City neighborhood centers, the Austin Housing Authority administrative offices, and the City's Neighborhood Housing and Community Development Department. Copies were distributed to members of the City Council and Community Development Commission. Notification of this comment period appeared in the Austin American Statesman on November 19, 2002, and two weekly newspapers that target minority residents – *El Mundo* on November 21, 2002 and *NOKOA* on November 21, 2002. These procedures are in accordance with the federally required and Council-adopted Citizen Participation Plan.

This CAPER is organized to reflect the needs, strategies, and objectives described and presented in Austin's Consolidated Plan, 2000-05 and the 2001-02 Action Plan. The City of Austin receives funding from HUD under four formula grant programs: Community Development Block Grant, HOME Investment Partnerships Program, Emergency Shelter Grant, and Housing Opportunities for People with AIDS. Funding commitments and expenditures are described for each of these grant programs; monies discussed include FY 2001-02 awards, carryover funds, and program income. Summaries of accomplishments for each priority need are discussed in detail in narrative. See tables at the end of each chapter for summary information. Maps showing the geographic distribution of investment and census tract information are included in Appendix III.

After formal submission to HUD on December 31, 2002, the final CAPER will be made available for public review at the Main Library, City neighborhood centers, the Austin Housing Authority administrative offices, and the City of Austin Neighborhood Housing and Community Development Department. The required Integrated Disbursement and Information System (IDIS) reports are available upon request from the City of Austin, Neighborhood Housing and Community Development Department at 512-974-3100. Copies of the final CAPER are distributed to members of the City Council and Community Development Commission.

CITIZEN COMMENTS

Federal Requirements: Provide a summary of citizen comments received in regard to the program.

A draft FY 2001-02 CAPER was made available to the public for review and written comment from November 24 through December 9, 2002. There were no citizen comments.



APPENDICES



Financial Reports : Summary of Funds Available, Committed, and Expended by Grant, Summary Table- Transfer of Funds

Integrated Disbursement and Information System (IDIS)

Geographic Distribution of Expenditures by Grant Program

Requests for Letters of Consistency



**Financial Reports: Summary of Funds
Available, Committed, and Expended by Grant,
Summary Table- Transfer of Funds**

Table 1
Summary of Funds Available, Committed, and Expended by Grant

Activity/Program	FY01-02 Amended Budget	FY01-02 Expenditures Per AFS2 and CAPER	FY01-02 Budget Balance	Multi-Year Expenditures Per IDIS (Includes Previous 6- Years' Program Income)
HOME				
<u>Owner-Occupied Housing</u>				
Moderate Rehabilitation	467,342	237,971	229,371	771,954
<u>First-Time Homebuyer Housing</u>				
Down Payment Assistance	2,393,613	2,127,797	265,816	2,900,857
Acquisition and Development	1,692,185	1,272,598	419,587	2,837,697
Community Housing Development Organizations	1,001,282	442,888	558,394	695,117
Anderson Hill	2,378,349	280,057	2,098,292	-
<u>Rental Housing</u>				
Rental Housing Development Assistance	1,485,624	75,750	1,409,874	125,500
Acquisition and Development	48,694	-	48,694	-
Community Housing Development Organizations	788,121	99,000	689,121	99,000
Anderson Hill	187,749	-	187,749	1,058,161
<u>Assisted Housing</u>				
Transitional Housing	107,549	-	107,549	-
Tenant Based Rental Assistance	554,000	503,229	50,771	576,970
<u>Administration</u>				
Administration	552,079	521,479	30,600	1,049,816
TOTAL - HOME	11,656,587	5,560,769	6,095,818	10,115,072
CDBG				
<u>Owner-Occupied Housing</u>				
Architectural Barrier Removal	1,577,212	736,180	841,032	863,358
Emergency Repair Program	1,066,854	999,352	67,502	1,398,213
Moderate Rehabilitation	1,327,427	734,220	593,207	1,076,455
<u>First-Time Homebuyer Housing</u>				
Acquisition and Development	2,474,649	498,614	1,976,035	3,285,373
Anderson Hill	168,371	2,371	166,000	884,622
<u>Rental Housing</u>				
Architectural Barrier Removal	518,228	167,809	350,419	167,809
Rental Housing Development Assistance	2,307,025	1,176,651	1,130,374	1,335,853
<u>Small Business Development</u>				
Business Assistance Center	379,252	281,624	97,628	284,170
Community Development Bank	150,000	150,000	-	140,903
Microenterprise Technical Assistance	172,229	147,420	24,809	159,466
Neighborhood Commercial Management Program	337,153	67,284	269,869	95,378
Small Minority Business Assistance	269,614	35,798	233,816	32,815
<u>Commercial Revitalization</u>				
East 11th and 12th St. - Redevelopment Program	2,104,818	1,484,572	620,246	1,810,723
East 11th and 12th St. - Debt Service	273,002	269,328	3,674	
<u>Neighborhood Revitalization (Public Services)</u>				
Child Care Services	761,151	664,198	96,953	674,747
English as a Second Language	150,000	50,000	100,000	50,000
Fair Housing and Tenant Counseling	313,307	230,881	82,426	294,428
Housing Information Referral Services	104,632	56,053	48,579	136,790
Senior Services	121,918	110,000	11,918	150,000
Neighborhood Support Program	247,894	14,387	233,507	40,196
Voluntary Compliance Agreement	8,685	-	8,685	-
Youth Services	409,482	7,045	402,437	7,045
Community Services	62,275	17,937	44,338	29,770
<u>Public Facilities</u>				
Homeless Facilities	830,647	690,219	140,428	691,220
Public Facilities	448,473	135,087	313,386	141,361
Child Care Facilities	224,199	5,774	218,425	-
Millennium Youth Entertainment Center - Debt Service	908,459	729,823	178,636	736,882
<u>Administration</u>				
East 11th and 12th St. - Administration/Planning	108,499	108,394	105	108,394
Administration	2,053,667	1,866,278	187,389	2,062,008
TOTAL - CDBG	19,879,122	11,437,299	8,441,823	16,657,979

NOTE: AFS2 is the City of Austin's Accounting System. IDIS is HUD's Performance Monitoring System.

Table 2
Transfer of Funds

SOURCES				USES			
<u>Activity</u>	<u>Program</u>	<u>Funding Source</u>	<u>Amount</u>	<u>Activity</u>	<u>Program</u>	<u>Funding Source</u>	<u>Amount</u>
Reprogramming of \$750,000 on December 13, 2001 (council action)							
Owner Occupied	Rate Buy Down	CDBG	600,000	Owner Occupied Housing	Architectural Barrier Removal	CDBG	350,000
First Time Homebuyer	Acquisition and Development	CDBG	150,000		Emergency Home Repair	CDBG	400,000
			750,000				750,000
Reprogramming of \$500,000 on December 21, 2001							
First Time Homebuyer	Down Payment Assistance	HOME	500,000	First Time Homebuyer	Acquisition and Development	HOME	500,000
Reprogramming of \$275,000 on February 2, 2002							
Rental Housing	Acquisition and Development	HOME	275,000	Assisted Housing	Tenant Based Rental Assistance	HOME	275,000
Reprogramming of \$425,000 on May 9, 2002							
First Time Homebuyer	CHDO Homeownership	HOME	425,000	Rental Housing	CHDO Rental	HOME	425,000
Reprogramming of \$500,000 on July 31, 2002							
First Time Homebuyer	Acquisition and Development	HOME	500,000	First Time Homebuyer	Down Payment Assistance	HOME	500,000
Reprogramming of \$225,818 on August 29, 2002 (Council action)							
Rental Housing	Architectual Barrier Removal	CDBG	17,282	Owner Occupied	Architectual Barrier Removal	CDBG	225,818
	CHDO Rental	CDBG	93,798				
	Rental Housing Development	CDBG	21,738				
	Acquisition and Development	CDBG	93,000				
			225,818				



Integrated Disbursement and Information System (IDIS)

CITY OF AUSTIN
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

APPENDIX II

INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM (IDIS)

AVAILABILITY OF IDIS REPORTS

Federal regulations require that the following four IDIS reports be made available to the public.

- **Summary of Accomplishments (C04PR23)** presents data on CDBG/HOME activity counts and disbursements by priority need categories. It also contains data on CDBG accomplishments by various units of measure and housing units by racial/ethnic categories and HOME housing units by various income groups.
- **Consolidated Annual Performance and Evaluation Report (C04PR06)** tracks progress in implementing projects identified in the action plan. This report lists all projects for a plan year in sequence by project number. Disbursements are summarized by program for each project's activities.
- **Financial Summary Report (C04PR26)** provides the key CDBG program indicators. This report shows the obligations and expenditures which the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for low and moderate-income, planning/administration, public service activities, and economic development. (This report contains program year information on statutory requirements regarding overall percentage for low and moderate-income benefit.)
- **Summary of Activities (C04PR03)** lists each CDBG activity which was open during a program year. For each activity the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity the report also shows the activity code regulation cite and characteristics of the beneficiaries.

Due to the volume of these reports, these are not printed in the CAPER. All, however, are available upon request from NHCDD; please call 512-974-3100 (voice) or 512-974-3102 (TDD).

PROGRESS REPORT

Prior to 1999, the City of Austin did not enter comprehensive information on its activities in IDIS. The City recognized the importance of developing and maintaining accurate and complete data in IDIS. With the support of HUD staff, both in the in San Antonio regional HUD office and Washington, D.C. headquarters, NHCDD undertook an extensive effort to correct information in the database and improve recording of information for new activities.

All activities funded in FY 2001-02 were entered and narrative completed in IDIS. Staff also instituted a system that requires IDIS entry prior to payment to ensure that IDIS reflects all activities funded with grant funds. Federal funds are drawn down regularly, instead of quarterly or annually, as occurred in the past. Both program and administrative staff use an Access database designed by NHCDD staff to collect and track program performance.

In addition to current-year activities, a team of permanent and temporary staff worked to collect, verify and reconcile financial and non-financial information by program in the existing IDIS database. More than 2,700 entries comprise Austin's IDIS database; of those, more than 2,100 entries have been closed or cancelled as part of this cleanup effort. For the first time, Austin's database currently reflects all federally funded activities that require reimbursement from HUD.



Geographic Distribution of Expenditures by Grant Program

CDBG and HOME Priority Areas

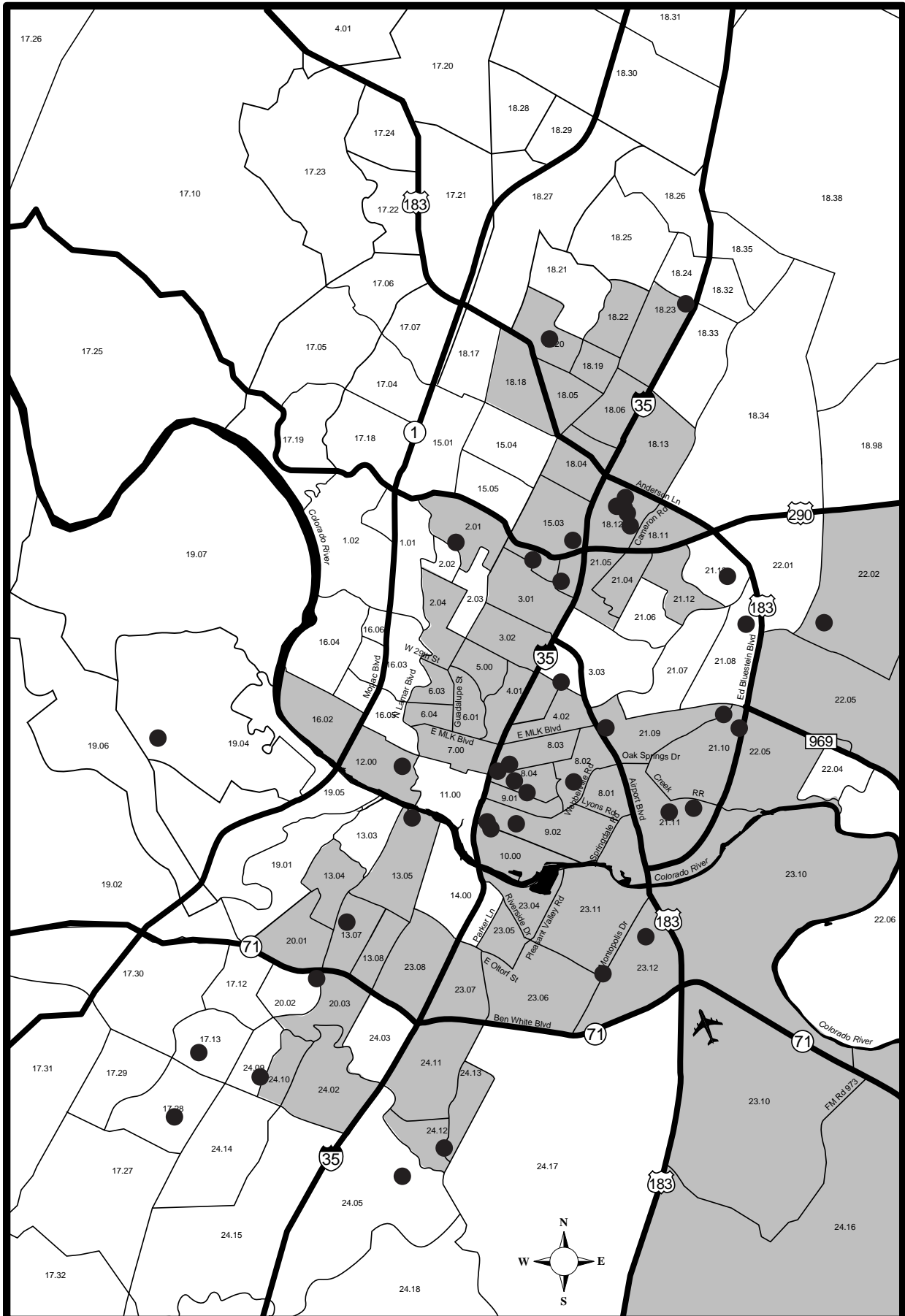
INSET



Source: Community 2020 (1990 Census)

CDBG Program Expenditures

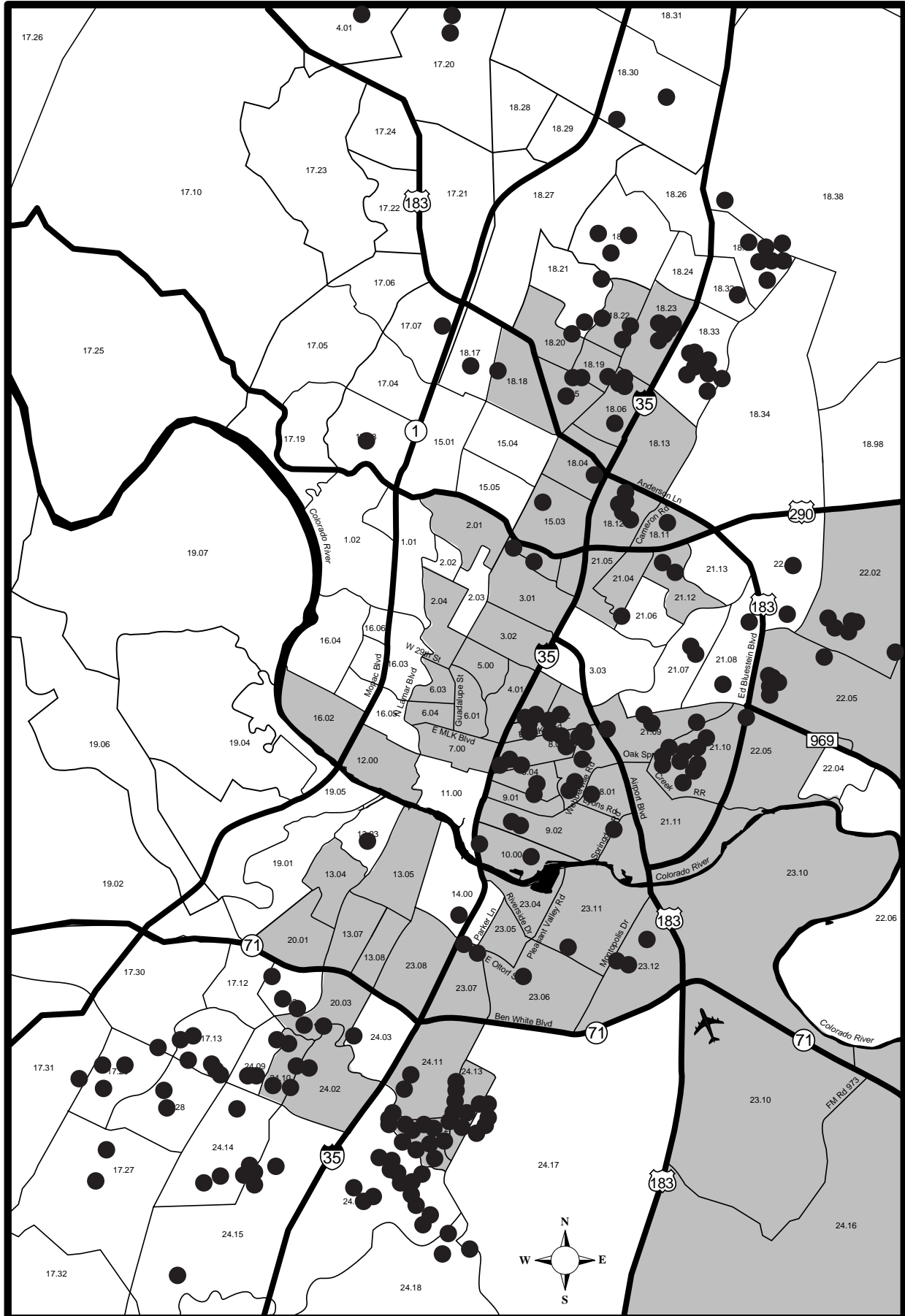
■ Census Tracts where 50% or more of the population earn low to moderate incomes.



Source: Community 2020 (1990 Census)

HOME Program Expenditures

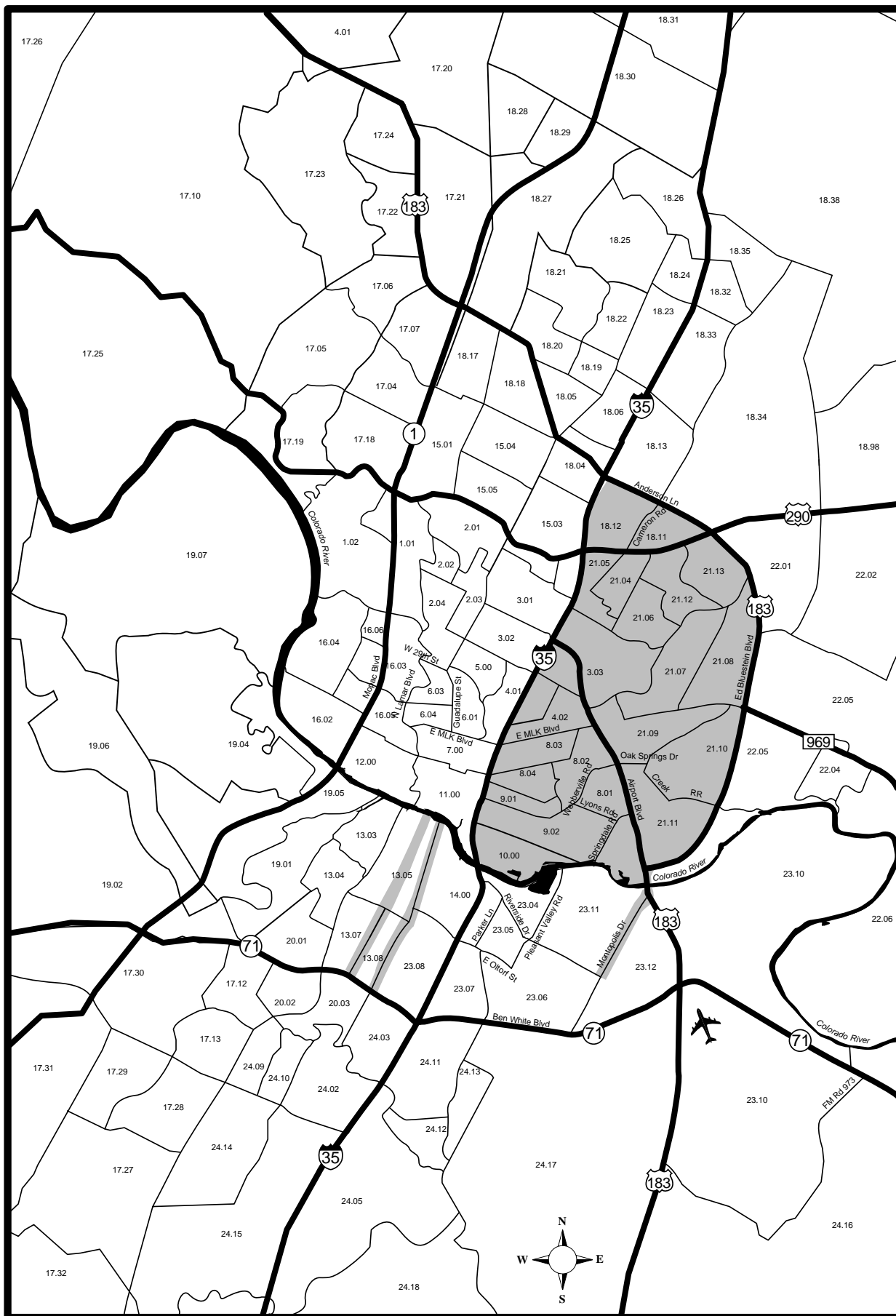
Census Tracts where 50% or more of the population earn low to moderate incomes.



Source: Community 2020 (1990 Census)

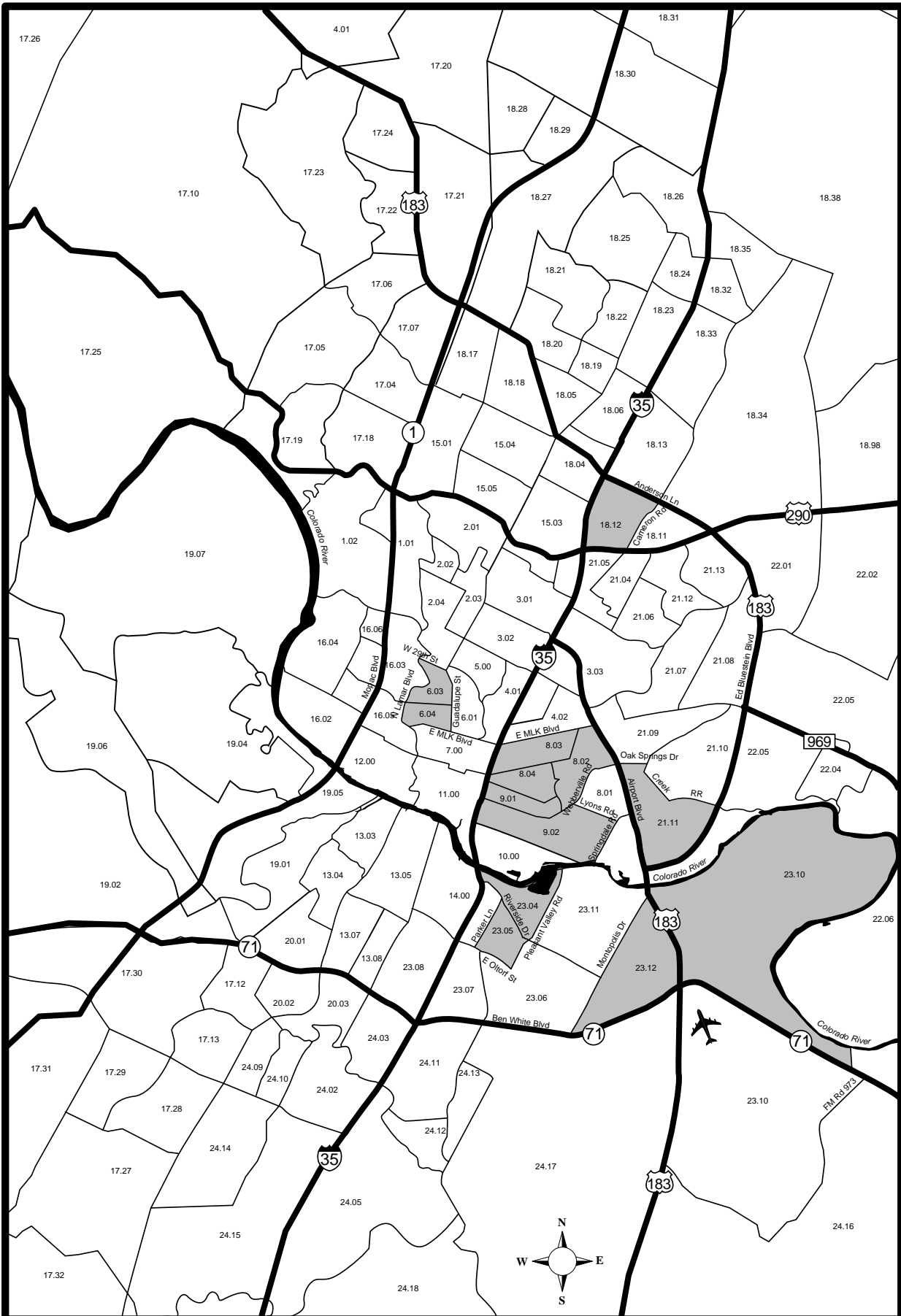
Commercial Management Priority Areas

Includes South Congress, South 1st Street and Montopolis Corridors



Source: Community 2020 (1990 Census)

Mortgage Assistance Program Priority Areas



Source: Community 2020 (1990 Census)



Requests for Letters of Consistency

City of Austin
Requests for Letters of Consistency
FY 2001-02

	Developer	Name	Project	Location	Letter/ Certificate of Consistency?	S.M.A.R.T. Letter?	Mayoral Support Letter?
1	Affordable Factory-Built Housing Foundation	Gene Morrison	Elm Ridge Apartments	8105 Exchange Dr.	12/28	no	yes
2	Campbell-Hogue	David Saling	Villas on Sixth (orig. San Marin)	1900 E. 6th Street	12/19, 1/3 (w/ name change)	yes	yes
3	Chartwell Interests	Tim Merriweather	Circle S Apt.	7200 South Congress	10/17	yes	yes
4	Foundation Communities (Diana McIver & Assoc.)	Diana McIver/Craig Alter	Ashford Park	811 West Slaughter	12/21, 12/26 (w/ correction)	yes	yes
5	D.J. Hammond & Assoc.	Monica Hoffman	Walnut Creek Apts.	601 E. Powell Ln.	12/28, 1/3 (updated name&address)	yes	no
6	Grove Place Partners	Bill Lee	Grove Place	1881 Grove Blvd.	12/14	yes	yes
7	NuRock Development	Robert Hoskins/Bob Voelker	Eagle's Point	1855 Webberville	12/21	yes	yes
8	Pleasant Valley Courtyards Housing, L.P.	Carlos Herrera	Pleasant Valley Courtyards	4503 E. Saint Elmo Rd.	12/28	no	no
9	Realtex Development Corp., Cannon Park I LLC	John O. Boyd, Rick Deyoe	Cannon Park	William Cannon at Ridge Oak Rd.	12/28	yes	yes
10	Realtex Development Corp., North Bluff I LLC	John O. Boyd, Rick Deyoe	North Bluff Apartments	604 North Bluff	12/28	yes	yes
11	Realtex Development Corp.	Rick Deyoe	Riverside Meadows	1619 Montopolis	10/16	yes	yes
12	South Congress Apartments	Steve Ford	Oaks at Boggy Creek	7408 South Congress	10/16	yes	yes
13	Wasson Villas. Ltd.	David T. Leonard	Wasson Villas	4708 Mariner Ct.	1/2	no	no



The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Dolores Gonzalæ is the City's ADA/Section 504 Coordinator. If you have any questions or complaints regarding your ADA/Section 504 rights, please call her at 974-3256 (voice) or 974-2445(TTY).

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. This publication is available in alternative formats. Please contact our office at 974-3100 for assistance.

La Ciudad de Austin no permite discriminación sobre la base de incapacidad en la admisión o acceso para, o en el tratamiento o empleo, en sus programas y actividades. Dolores González ha sido designada como la Coordinadora de la ADA/ Sección 504 de la Ciudad de Austin. Preguntas o motivos de quejas sobre sus derechos bajo la ADA/ Sección 504 deben ser dirigidas a la Coordinadora de la ADA/ Sección 504 al 974-3256 (voz) o 974-2445 (TTY).

La Ciudad de Austin está comprometida a cumplir con los requisitos de la Ley Americanos con Incapacidades (ADA) y con la Sección 504 de la Ley de Rehabilitación de 1973, y sus enmiendas. Esta publicación está disponible en formatos alternativos. Para asistencia, por favor llame al 974-3100(voz) o 974-3102.